



THE
A-TEAM

**RE/MAX
FIRST**

122 DOUGLASVIEW Rise, Calgary T2Z 2P5

MLS®#: **A2161650** Area: **Douglasdale/Glen** Listing Date: **09/01/24** List Price: **\$839,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **5,328 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,161**
 Low Sqft:
 Ttl Sqft: **2,161**

DOM

17
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`0" x 13`0"
Breakfast Nook	Main	8`5" x 6`2"
Dining Room	Main	13`0" x 11`0"
Foyer	Main	7`8" x 6`8"
Laundry	Main	6`9" x 6`5"
Walk-In Closet	Upper	8`4" x 4`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Pantry	Main	3`6" x 3`6"
Living Room	Main	16`0" x 14`0"
2pc Bathroom	Main	5`9" x 3`0"
Office	Main	11`0" x 11`0"
Bedroom - Primary	Upper	21`11" x 11`11"
5pc Ensuite bath	Upper	12`5" x 10`5"

Bedroom	Upper	13`11" x 9`11"	Walk-In Closet	Upper	4`0" x 3`0"
Bedroom	Upper	11`5" x 9`11"	4pc Bathroom	Upper	9`3" x 7`6"
Family Room	Basement	15`0" x 13`0"	Game Room	Basement	15`0" x 12`0"
Other	Basement	7`3" x 6`6"	Bedroom	Basement	10`6" x 9`6"
Bedroom	Basement	9`8" x 9`0"	3pc Bathroom	Basement	7`4" x 5`2"
Furnace/Utility Room	Basement	11`8" x 8`10"	Storage	Basement	7`0" x 7`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **9410846**

Remarks

Pub Rmks: **Nestled on a quiet street and just steps away from scenic Fish Creek Park, this well maintained family home offers a rare opportunity. Step inside to discover original site finish hardwood floors, an open-to-above foyer, front office, formal dining room and a convenient main floor laundry. The heart of the home lies in its open-concept living space, where a cozy living room with a gas fireplace flows seamlessly into the dining nook and a spacious kitchen. The kitchen features classic white cabinets, granite countertops, an abundance of counter space, and a center island—perfect for family meals and entertaining. From here, access your private west-facing backyard and enjoy summer evenings on the large maintenance-free deck. The hardwood staircase with spindle railings leads you to the second level, where you'll find a stunning open-to-below view. The primary suite is a true retreat, with a vaulted ceiling, walk-in closet, and a luxurious 5-piece ensuite. Two additional generously sized bedrooms share a 4-piece bath, offering comfort and privacy for everyone in the family. The fully developed walk-out basement is ideal for extended family or guests, featuring a spacious recreation room with a second gas fireplace, a wet bar, a fourth bedroom, and a 3-piece bath. An additional flex room/5th bedroom(Not egress window) and storage area provide endless possibilities. Notable improvements over the years include 30-year shingles, an energy-efficient furnace, garage door and openers, air conditioning(2022) and numerous other upgrades, including a back maintenance free deck, backyard fence, and exterior window capping. This meticulously maintained home exemplifies pride of ownership. Perfect for families with nearby schools, parks, Fish Creek's walking paths and with quick access to Deerfoot and Stoney Trail this home perfectly blends convenience and tranquility. Don't miss your chance to own this gem, check out the video in the media link and book your private showing today!**

Inclusions: **Window coverings (as is), refrigerator ice maker does not work (as is), air conditioning**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123