



THE
A-TEAM

**RE/MAX
FIRST**

107 DOUGLASVIEW Bay, Calgary T2Z 2P3

MLS®#: **A2161930** Area: **Douglasdale/Glen** Listing Date: **09/06/24** List Price: **\$799,900**
 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: **4,833 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,992**
 Low Sqft:
 Ttl Sqft: **1,992**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Cul-De-Sac, Low Maintenance Landscape, Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Chandelier, French Door, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	16`4" x 17`8"	Entrance	Main	8`0" x 6`8"
Living Room	Main	12`7" x 12`0"	Dining Room	Main	8`6" x 14`0"
Family Room	Main	14`10" x 16`6"	2pc Bathroom	Main	7`2" x 4`11"
Laundry	Main	10`4" x 8`9"	Kitchen	Main	11`10" x 8`11"
Nook	Main	9`9" x 10`11"	Pantry	Main	3`3" x 3`3"
4pc Ensuite bath	Upper	11`2" x 12`0"	Walk-In Closet	Upper	9`0" x 7`5"
Bedroom	Upper	10`4" x 9`0"	Bedroom	Upper	10`8" x 11`2"

4pc Bathroom
Flex Space
Furnace/Utility Room
Storage

Upper
Basement
Basement
Basement

8`0" x 4`11"
15`0" x 12`9"
10`9" x 7`2"
7`9" x 5`11"

Game Room
3pc Bathroom
Den

Basement
Basement
Basement

28`5" x 11`5"
6`4" x 6`7"
19`8" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9410846

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to your dream home in the highly sought-after community of Douglasdale! This stunning residence at 107 Douglasview Bay SE offers a perfect blend of comfort, style, and functionality. Nestled in a quiet cul-de-sac, this property boasts an inviting curb appeal with beautifully landscaped gardens and a charming exterior. This home features an open-concept design with ample natural light flowing through large windows. FRESHLY PAINTED AND FEATURING NEW WINDOWS throughout most of the home, make this property feel like new. Step inside to discover a spacious open-concept layout adorned with rich HARDWOOD FLOORING that flows throughout the main level. The main floor laundry room is equipped with a sink, adding practicality to your daily routine. The kitchen is equipped with modern STAINLESS STEEL appliances, plenty of CABINETRY, and GRANITE COUNTEROPS. The upper level offers three spacious bedrooms, including a master suite with a private 4PC ENSUITE BATHROOM and a walk-in closet. The fully developed basement adds significant living space, featuring a DEN and a 3PC BATHROOM, making it perfect for guests or as a private office. Step outside to your private low-maintenance backyard retreat, featuring a LARGE DECK, perfect for summer barbecues and outdoor gatherings. Located in the family-friendly neighborhood of Douglasdale, this home is just minutes away from parks, schools, shopping, and recreational facilities. Enjoy easy access to major roadways for a quick commute to downtown Calgary. This exceptional property at Douglasdale is a must-see for anyone looking to settle in a vibrant community WITH ALL AMENITIES at your fingertips. Schedule your private viewing today and experience the charm and elegance this home has to offer!

Inclusions:
Property Listed By:

BBQ
First Place Realty

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