



THE
A-TEAM

**RE/MAX
FIRST**

82 DOUGLASBANK Way, Calgary T2Z 1W4

MLS®#: **A2163378**

Area: **Douglasdale/Glen**

Listing Date: **09/06/24**

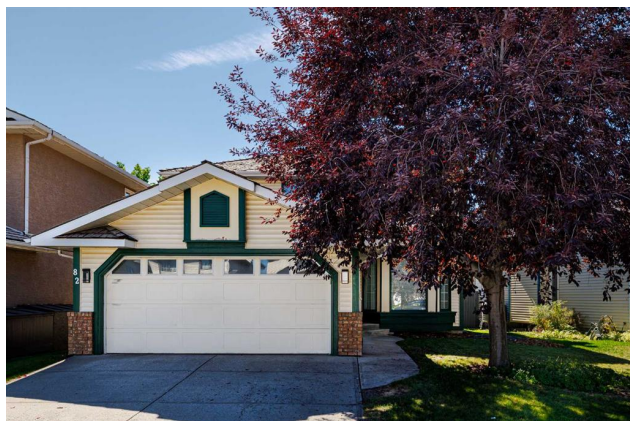
List Price: **\$659,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**
Lot Information
Lot Sz Ar: **4,833 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,837**
Low Sqft:
Ttl Sqft: **1,837**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	15`4" x 8`7"
Kitchen	Main	17`0" x 15`7"
Bedroom	Second	10`0" x 11`4"
Bedroom - Primary	Second	13`6" x 14`5"
4pc Ensuite bath	Second	9`8" x 6`4"
Bonus Room	Lower	12`3" x 11`7"
Kitchen	Lower	12`8" x 7`10"

Room	Level	Dimensions
Family Room	Main	13`11" x 15`5"
Living Room	Main	13`4" x 12`5"
Bedroom	Second	9`6" x 13`3"
4pc Bathroom	Second	7`9" x 7`2"
2pc Bathroom	Main	6`8" x 4`11"
Den	Lower	12`10" x 11`2"
Game Room	Lower	16`7" x 13`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8911886

Remarks

Pub Rmks: **BACKING ONTO GREEN SPACE WITH WALKING PATH. Steps away from the Bow River/Pathway System with a south-facing backyard. Welcome to this beautiful 2 storey home on the quiet street of the Douglasdale community. This home features a gleaming hardwood floor on the main floor with a good-sized living room and a family room with a brick-facing gas fireplace. UPDATED kitchen with a big island and quartz countertops. Private backyard with a huge deck and fruit trees. The upper level features a huge master bedroom with 4 piece ensuite and his and her closets plus two additional bedrooms. A fully finished basement with a second kitchen, a den, a bonus room, and a recreation room. Close to all schools and other amenities. Easy access to Deerfoot Trail/Stoney Trail. Excellent home ready for new owners.**

Inclusions:
Property Listed By: **n/a**
Century 21 Bravo Realty

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

