



THE
A-TEAM

**RE/MAX
FIRST**

2745 DOUGLASDALE Boulevard, Calgary T2Z 1Z9

MLS® #: **A2163742** Area: **Douglasdale/Glen** Listing Date: **09/06/24** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1988** Abv Sqft: **2,117**
 Lot Sz Ar: **5,414 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,117**

DOM

12
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:
 Lot Feat: **Front Yard,Garden,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Oven,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Pantry,Skylight(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`11" x 11`8"	Dining Room	Main	13`7" x 13`5"
Living Room	Main	14`5" x 13`1"	Family Room	Main	13`11" x 11`11"
2pc Bathroom	Main	7`5" x 14`3"	Den	Main	9`11" x 9`9"
Laundry	Main	7`5" x 5`5"	Bedroom - Primary	Second	17`2" x 11`11"
Walk-In Closet	Second	7`9" x 5`4"	5pc Ensuite bath	Second	11`3" x 6`7"
Bedroom	Second	14`0" x 9`3"	Bedroom	Second	13`3" x 9`3"
3pc Bathroom	Second	7`9" x 4`11"	Game Room	Basement	25`8" x 18`7"

Bedroom
Furnace/Utility Room
Storage

Basement
Basement
Basement

12`9" x 9`10"
17`5" x 10`6"
15`11" x 6`11"

Bedroom
4pc Bathroom

Basement
Basement

20`2" x 10`9"
7`7" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8611046

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to Douglasdale! A charming and vibrant community nestled in Calgary's picturesque southeastern corner. Known for its serene ambiance and family-friendly atmosphere. Douglasdale offers a perfect blend of tranquility and convenience. Step into your new home that includes 5 bedrooms, 4 bathrooms, fully developed basement and stunning low maintenance backyard perfect for relaxation and privacy. Main floor features Vaulted ceilings, a large laundry room, exceptional natural light throughout and a kitchen with an extra oven sure to excite any home cooking enthusiast. Don't forget the updated appliances! Other updates on the main floor include flooring, lighting fixtures and toilets. Living room includes a beautiful fireplace, feature wall with built in shelving and is attached to a well sized den. Master bedroom is attached to a well sized ensuite with a walk in closet. Double detached garage with plenty of space for all your toys. The fully developed basement includes a large bedroom with laminate flooring attached to a 4 piece bathroom as well as a large recreation area ready for your personal touches. There is no shortage of storage space in this home to help keep the clutter away. Nearby you will find great walking/ biking paths, multiple schools, retail and even Golf! This home has been maintained with much love and pride and move in ready for its new owners. Don't take my word for it, come and see for yourself! Call your favorite realtor today to book your viewing.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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