



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**98 DOUGLASBANK Drive, Calgary T2Z 2C4**

MLS® #: **A2164890**

Area: **Douglasdale/Glen**

Listing Date: **09/12/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1989**

Finished Floor Area

Abv Sqft: **2,196**  
Low Sqft:  
Ttl Sqft: **2,196**

Lot Information

Lot Sz Ar: **5,737 sqft**  
Lot Shape:

DOM

**7**  
Layout  
Beds: **5 (4 1)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Granite Counters,Jetted Tub,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 17`3"	Laundry	Main	5`1" x 8`8"
Kitchen	Main	10`11" x 10`3"	Dining Room	Main	11`3" x 12`10"
Breakfast Nook	Main	12`10" x 9`11"	Family Room	Main	13`9" x 15`6"
2pc Bathroom	Main		Bedroom - Primary	Upper	12`10" x 14`3"
Bedroom	Upper	14`6" x 11`1"	Bedroom	Upper	10`4" x 11`9"
Bedroom	Upper	12`11" x 11`11"	4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Game Room	Basement	18`0" x 12`7"
Exercise Room	Basement	12`1" x 17`2"	Bedroom	Basement	12`4" x 14`6"
Storage	Basement	10`1" x 13`3"	Furnace/Utility Room	Basement	15`2" x 10`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8810973**

Remarks

Pub Rmks: **\*\*Open House Sunday, September 22 from 1:30 - 3:30 pm\*\* Welcome to 98 Douglasbank Drive, a stunning home that backs directly onto a scenic green space with a walking and biking path leading to the Bow River, parks, and a nearby golf course. With over 3,000 square feet of thoughtfully designed living space, this two-storey home is perfect for both established and growing families. At the heart of the home is a bright, open-concept living area that blends comfort and practicality. The cozy family room, featuring a wood fireplace with a gas starter, flows seamlessly into a charming dining nook and a spacious kitchen. The kitchen is a dream for any chef, with its white cabinetry, granite countertops, and ample workspace, making it perfect for everyday meals and entertaining. A formal dining room and separate living room offer additional space, ideal for hosting larger gatherings. The main floor is completed by a convenient laundry room. Upstairs, you'll find a generously sized primary suite with a walk-in closet, and an ensuite bathroom with a cozy fireplace. Three additional bedrooms and an updated full bathroom enhance the convenience of this level. The fully finished basement adds even more versatility, offering a fifth bedroom, a home gym, and a family room, perfect for movie nights or entertaining guests. Ample storage space ensures everything stays organized. This home has been meticulously cared for, with recent upgrades including triple-pane windows, a new furnace and air conditioning system, updated washer/dryer, and modern appliances. Located in the family-friendly community of Douglasdale, this home offers easy access to nearby schools, parks, Fish Creek Provincial Park's walking paths, and quick connections to Deerfoot and Stoney Trail. Be sure to check out the video in the media link and schedule your private showing today!**

Inclusions:  
Property Listed By: **Built in Microwave, Garage Heater  
RE/MAX First**

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

























