

59 DOUGLAS SHORE Close, Calgary T2Z 2K7

68121	Area:	Douglasdale/Glen	5	6/24 List Price:	\$849,999			
ve	County:	Calgary		Associatio	on: Fort McMurray			
			General Informati Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	Residential Detached Calgary 1993 5,048 sqft Back Yard,Front Yar	Abv Sqft: Low Sqft: Ttl Sqft: 'd,Lawn	2,250 2,250	DOM 26 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	4 (3 1) 3.5 (3 1) 2 Storey 4 2
				Utilities and Feature	25			
Roof:Asphalt ShingleHeating:Forced Air,Natural GasSewer:Ext Feat:Dog Run,Private Yard			Construction: Vinyl Siding,Wood Frame Flooring: Carpet,Ceramic Tile,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete					
Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Quartz Counters								
				Room Information				
	<u>Level</u> Main Main Main Upper Upper		Dimensions 5`9" x 3`1" 12`11" x 10`2" 11`6" x 11`10" 19`7" x 13`10" 7`9" x 5`1" 12`1" x 12`1"	Family F Laundry Office	Room uite bath	<u>Level</u> Main Main Main Upper Upper	8`5' 11`2 7`0' 11`1 9`6'	ensions ' x 8`9" 2" x 14`0" ' x 9`0" L" x 8`9" ' x 11`2" 4" x 12`10"
	Forced Air,Na	ve County: Cou	ve County: Calgary Ve County: Calgary Ve County: Calgary Ve County: Calgary Ve Counters Ve	ve County: Calgary Date: Change: None General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Seneral Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat: Asphalt Shingle Forced Air,Natural Gas Access: Dog Run,Private Yard Dishwasher,Electric Stove,Range Hood,Refrigera Quartz Counters Level Dimensions S 9" x 3" 1" Main 11" 6" x 11" 10" Dimensions 11" 6" x 11" 10" Main Upper 11" 6" x 11" 10"	Date: Date: County: Calgary Change: None Association Prop Type: Residential Sub Type: Detached City/Town: Calgary Year Built: 1993 Lot Information Forefull: Lot Sz Ar: 5,048 sqft Lot Shape: Sub Type: Date: Starting Access: Lot Shape: Lot Feat: Back Yard, Front Yar Park Feat: Double Garage Atta Utilities and Feature Construct Forced Air,Natural Gas Vinyl Six Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Poured of Poured of Poured of Poures Level Dimensions Soom Information Main 12 11" x 10"2" Family F Main 11"6" x 11"10" Laundry Main 19" x 51" Spe Ensity	Date: Change: None Association: Fort McMurray General Information Prop Type: Sub Type: Residential Detached Calgary Finished Floor Area Calgary General Information Prop Type: Detached Calgary Finished Floor Area Lot Sub Sqft: Utilities and Features Adv Sqft: Access: Lot Spee: Lot Spee: Back Yard, Front Yard, Lawn Double Garage Attached Vinyl Siding, Wood Frame Flooring: Utilities and Features Asphalt Shingle Forced Air, Natural Gas Construction: Vinyl Siding, Wood Frame Flooring: Dog Run, Private Yard Construction: Vinyl Siding, Wood Frame Flooring: Dog Run, Private Yard Dimensions S 9" x 3 1" Main 5 9" x 3 1" Main 12 11" x 10" Main 12 11" x 10" Main 12 11" x 13" Main 12 11" x 13" Main 13 5" x 3 1" Main 13 7" Main 12 11" x 13" Main 13 7" Main 15 9" x 13 10" <	Ve County: Calgary Change: None Association: Fort McMurray General Information Prop Type: General Information Prop Type: Residential Detached City/Town: Calgary Finished Floor Area Low Sqft: 2,250 Lot Sz Ar: Lot Sz Ar: Low Sqft: 2,250 Lot Sz Ar: S,048 sqft Til Sqft: 2,250 Lot Sz Ar: Lot Srape: S,048 sqft Til Sqft: 2,250 Lot Sz Ar: Lot Srape: S,048 sqft Til Sqft: 2,250 Lot Srape: Lot Feat: Back Yard, Front Yard, Lawn Park Feat: Duble Garage Attached Jog Run, Private Yard Construction: Vinyl Siding, Wood Frame Flooring: Carpet, Ceramic Tile, Vinyl Plank Water Source: FridMsmt: Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Quartz Counters Breakfast Nook Main Main Main 12 11 * x 10 ° Z Breakfast Nook Main Main Main Main 12 71 * x 11 0° Laundry Main Main Main Main Main	Date Date Yee County: Calgary County: Calgary Change: None Association: Fort McMurray Prop Type: Residential DOM 26 Diversion Calgary Finished Floor Area Beds: Prop Type: Detached Dow Sqf: 2,250 Baths: CityTown: Calgary Finished Floor Area Beds: Ver Built: 1993 Abr Sqf: 2,250 Baths: Lot St Ar: 5,048 sqft Til Sqft: 2,250 Baths: Access: Lot Shape: Sol48 sqft Til Sqft: 2,250 Baths: Lot Shape: Double Garage Attached Parking Parking Parking Park Feat: Double Garage Attached Parking: Parking Dog Run,Private Yard Carpet, Cernam: Flource: Fording: Poured Concrete Poly Run,Private Yard Dimensions Room Information Evel Dimensions Main 5'9' x 3'1' Breakfast Nook Main 8'5' Main 11'6' x 11'0' Loudry Main 11'2' Main 19'7' x 13'10'' Struction'' Main 11'2'

4pc Bathroom Game Room	Basement Basement	10`7" x 7`7" 21`8" x 21`7"	Bedroom Furnace/Utility Room Legal/Tax/Financial	Basement Basement	10`9" x 13`5" 10`7" x 21`2"					
Title: Fee Simple Legal Desc:	9310383	Zoning: R-CG	Demostra							
			Remarks							
Pub Rmks: Inclusions: Property Listed By:	Welcome to 59 Douglas Shore Close, located in the beautiful and highly sought-after community of Douglasdale! Just a short walk to the Bow River, this home offers easy access to serene evening strolls along the riverbank. It's also only steps away from Douglasdale Park, a perfect spot for outdoor activities, and just a 2-minute drive to the Douglasdale Golf Course and nearby schools, making it ideal for families. The fully fenced yard provides a private outdoor oasis, perfect for relaxation and enjoyment. This home has been thoughtfully redesigned and is ready for its next family. Upon entering, you're greeted by sleek level 5 ceilings, giving the home a modern, airy feel. The spacious living and dining rooms at the front of the home offer a warm welcome. As you move towards the back, you'll find the family room and a custom-built kitchen that is a chef's dream. With ample counter space and luxury finishes, this kitchen is ready to impress. The main floor also features a convenient half bathroom and laundry room. Upstairs, you'll discover two generously sized bedrooms, a main bathroom, and the master suite complete with a custom ensuite that leaves no detail overlooked. The fully finished basement includes a large bedroom, a full bathroom, and a wet bar—perfect for movie nights, game nights, or just relaxing after a long day. With the added comfort of central AC, you'll stay cool all summer long. This home truly has it all except its new family! Don't miss the opportunity to make it yours. N/A Real Broker									

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