



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 DOUGLAS SHORE Close, Calgary T2Z 2K7**

MLS®#: **A2168121** Area: **Douglasdale/Glen** Listing Date: **09/26/24** List Price: **\$849,999**  
 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: **1993** Abv Sqft: **2,250**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,048 sqft** Ttl Sqft: **2,250**  
 Lot Shape:

DOM

**26**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer: Dog Run,Private Yard Water Source:  
 Ext Feat: **Dog Run,Private Yard** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`9" x 3`1"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>8`5" x 8`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 10`2"</b>	<b>Family Room</b>	<b>Main</b>	<b>11`2" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 11`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`0" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`7" x 13`10"</b>	<b>Office</b>	<b>Main</b>	<b>11`1" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`9" x 5`1"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`6" x 11`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 12`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 12`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 14`10"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`0" x 11`2"</b>

**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**

Remarks

Pub Rmks:

**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.**

Inclusions:  
Property Listed By:

**N/A  
Real Broker**

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