

122 DOUGLASVIEW Rise, Calgary T2Z 2P5

MLS®#:	A2178114	Area:	Douglasdale/Glen	Listing	11/10/24	List Price: \$799,000
				Date:		
Status:	Active	County:	Calgary	Change:	-\$20k, 10-Dec	Association: Fort McMurray



Main

Upper

Laundry

Walk-In Closet

eneral Information	<u>1</u>			DOM	
rop Type:	Residential			41	
ub Type:	Detached			<u>Layout</u>	
ity/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	5 (3 2)
ear Built:	1994	Abv Sqft:	2,161	Baths:	3.5 (3 1)
<u>ot Information</u>		Low Sqft:		Style:	2 Storey
ot Sz Ar:	5,328 sqft	Ttl Sqft:	2,161		
ot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
ccess:					
ot Feat:	Lawn,Landscape	ed, Level, Rectangular			
ark Feat:	Double Garage	Attached			

Upper

Upper

12`5" x 10`5"

21`11" x 11`11"

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air	2		Construction: Vinyl Siding,Wood Fran Flooring:	ne	
Ext Feat: Kitchen Appl:	Private Yard	Carpet,Hardwood,Tile Water Source: Fnd/Bsmt: Poured Concrete Central Air Conditioner,Dishwasher,Electric Stove,Freezer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener Bar,Bookcases,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Vinyl Windows				
nt Feat:				• • • • •		
Int Feat: Utilities:				• • • • •		

Bedroom - Primary

5pc Ensuite bath

6`9" x 6`5"

8`4" x 4`8"

Bedroom	Upper	13`11" x 9`11"	Walk-In Closet	Upper	4`0" x 3`0"			
Bedroom	Upper	11`5" x 9`11"	4pc Bathroom	Upper	9`3" x 7`6"			
Family Room	Basement	15`0" x 13`0"	Game Room	Basement	15`0" x 12`0"			
Other	Basement	7`3" x 6`6"	Bedroom	Basement	10`6" x 9`6"			
Bedroom	Basement	9`8" x 9`0"	3pc Bathroom	Basement	7`4" x 5`2"			
Furnace/Utility Room	Basement	11`8" x 8`10"	Storage	Basement	7`0" x 7`0"			
-			Legal/Tax/Financial					
Title:		Zoning:						
Fee Simple		R-C1						
Legal Desc:	9410846							
-			Remarks					
Pub Rmks:	Nestled on a quiet street and just steps away from scenic Fish Creek Park, this well maintained family home offers a rare opportunity. Step inside to discover original site finish hardwood floors, an open-to-above foyer, front office, formal dining room and a convenient main floor laundry. The heart of the home lies in its open-concept living space, where a cozy living room with a gas fireplace flows seamlessly into the dining nook and a spacious kitchen. The kitchen features classic							
	white cabinets, granite countertops, an abundance of counter space, and a center island—perfect for family meals and entertaining. From here, access your private							

original site finish hardwood floors, an open-to-above foyer, front office, formal dining room and a convenient main floor laundry. The heart of the home lies in its open-concept living space, where a cozy living room with a gas fireplace flows seamlessly into the dining nook and a spacious kitchen. The kitchen features classic white cabinets, granite countertops, an abundance of counter space, and a center island—perfect for family meals and entertaining. From here, access your private west-facing backyard and enjoy summer evenings on the large maintenance-free deck. The hardwood staircase with spindle railings leads you to the second level, where you'll find a stunning open-to-below view. The primary suite is a true retreat, with a vaulted ceiling, walk-in closet, and a luxurious 5-piece ensuite. Two additional generously sized bedrooms share a 4-piece bath, offering comfort and privacy for everyone in the family. The fully developed walk-out basement is ideal for extended family or guests, featuring a spacious recreation room with a second gas fireplace, a wet bar, a fourth bedroom, and a 3-piece bath. An additional flex room/5th bedroom(Not egress window) and storage area provide endless possibilities. Notable improvements over the years include 30-year shingles, an energy-efficient furnace, garage door and openers, air conditioning(2022) and numerous other upgrades, including a back maintenance free deck, backyard fence, and exterior window capping. This meticulously maintained home exemplifies pride of ownership. Perfect for families with nearby schools, parks, Fish Creek's walking paths and with quick access to Deerfoot and Stoney Trail this home perfectly blends convenience and tranquility. Don't miss your chance to own this gem, check out the video in the media link and book your private showing today! N/A

Inclusions: Property Listed By:

RE/MAX Real Estate (Mountain View)

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



















