



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**306 DOUGLAS PARK Boulevard, Calgary T2Z 2S6**

MLS®#: **A2178501**

Area: **Douglasdale/Glen**

Listing Date: **11/11/24**

List Price: **\$789,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1996**  
Lot Information  
Lot Sz Ar: **5,048 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,997**  
Low Sqft:  
Ttl Sqft: **1,997**

DOM

**12**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Underground Sprinklers**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,No Smoking Home,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`4" x 6`4"
Den	Main	6`1" x 10`0"
Breakfast Nook	Main	8`5" x 9`10"
Laundry	Main	5`10" x 6`9"
Bedroom	Upper	10`2" x 10`8"
Bedroom	Upper	10`5" x 12`10"

Room	Level	Dimensions
Dining Room	Main	11`4" x 14`6"
Living Room	Main	14`3" x 14`4"
Kitchen	Main	8`9" x 14`3"
Bedroom - Primary	Upper	11`5" x 13`0"
Bedroom	Upper	11`11" x 14`11"
Bedroom	Basement	8`10" x 9`2"

Game Room  
Furnace/Utility Room  
4pc Bathroom  
3pc Bathroom

Basement  
Basement  
Upper  
Basement

6`10" x 13`8"  
9`0" x 19`6"  
4`11" x 8`5"  
5`6" x 5`8"

Family Room  
2pc Bathroom  
4pc Ensuite bath

Basement  
Main  
Upper

13`9" x 19`11"  
4`9" x 6`8"  
8`2" x 10`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9510611**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

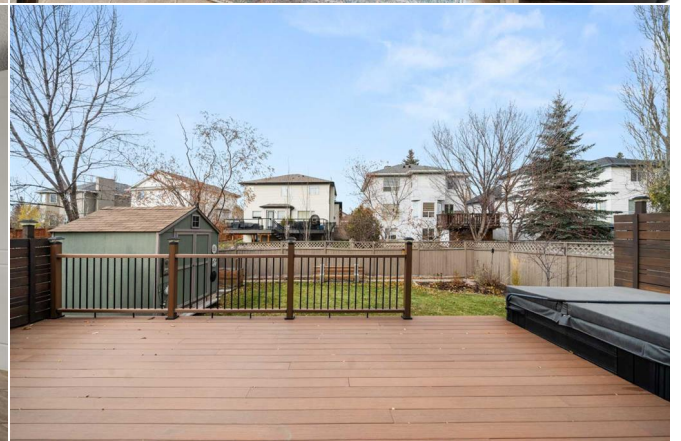
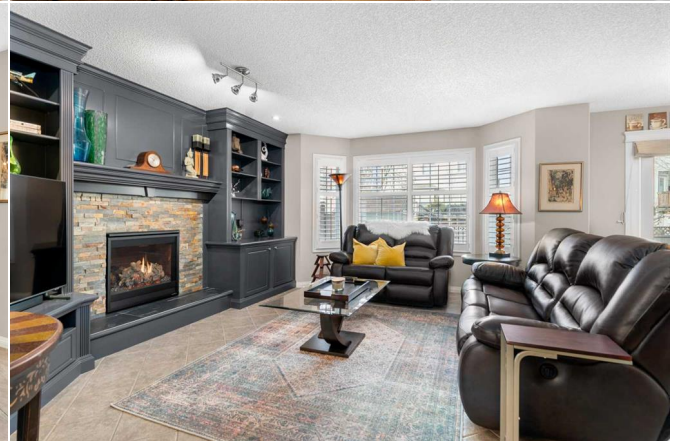
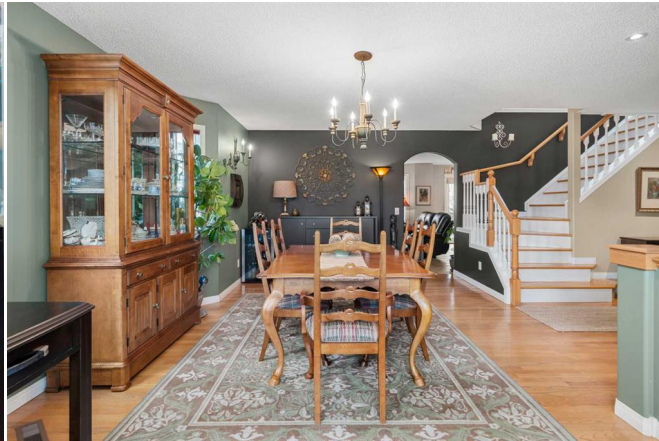
**Welcome to this fabulous Air Conditioned home nestled in the popular community of Douglasdale, in close proximity to the Bow River with lots of parks and open greenspaces This community features plenty of walking paths, perfect for morning walks or family adventures! This gorgeous home boasts 5 spacious bedrooms (4 beds up, 1 bed down) , 3.5 bathrooms, and offers 2,814 square feet of interior living space, designed to fit all of your family's needs. Be wowed as you enter into the home with gleaming hardwood floors, abundance of natural light and the immaculate presentation of the home. There is a large family/dining room that overlooks the front yard, perfectly suited for all sizes of gatherings. This homes architectural charm is highlighted by arched doorways, creating a seamless flow through the main floor and into the expansive living room. Here, custom built-ins and a cozy gas fireplace lend warmth and functionality, making it an ideal space for relaxation. The kitchen is a chef's delight, featuring marvelous granite countertops, an island for prep, a corner pantry and ample cabinet space. Entertain in the nook area or step outside onto the huge (32.6ft x 14.5ft) new low maintenance deck for a BBQ. There is a gorgeous backyard with a hot tub - a great place to relax after a long day! There is also a handy storage shed and planters - great for anyone wanting to grow their own produce or flowers. The upper level is home to four generous sized bedrooms, the master suite offers the perfect retreat with its lovely ensuite bathroom with soaker tub and separate shower. The fully finished basement includes an additional bedroom and a 3 piece bathroom with a fully tiled large shower. There is also a huge family/games room with a corner stacked stone fireplace and a wet bar - great for family movie nights! Did I mention the main floor laundry has almost new appliances and great cupboards for storage? This home features a newer furnace and Air conditioner, tankless hot water system and a Kinetic water softener. Don't miss the opportunity to make this remarkable property your own! [View 3D Tour/multimedia/Virtual Tour.](#)**

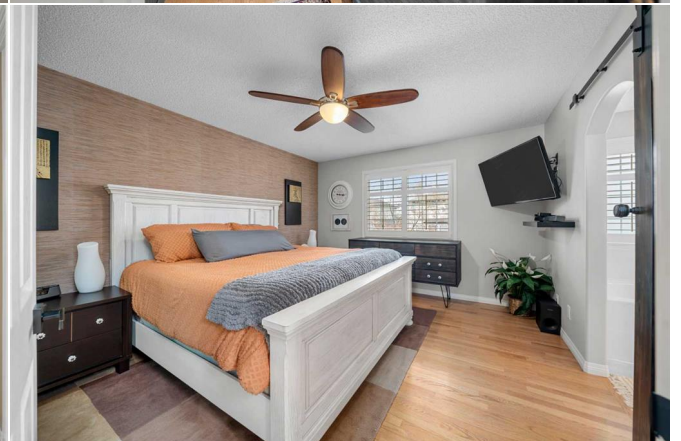
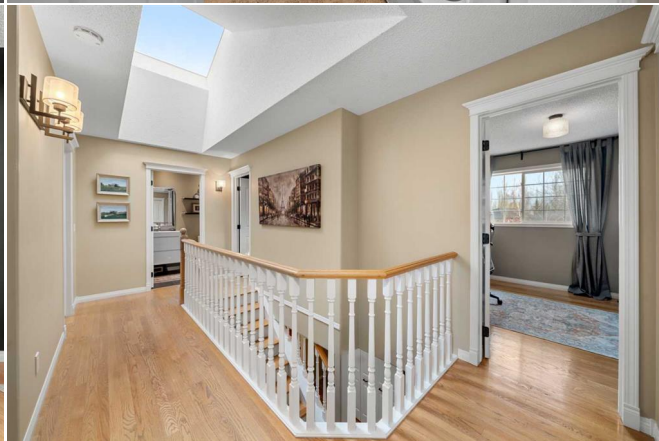
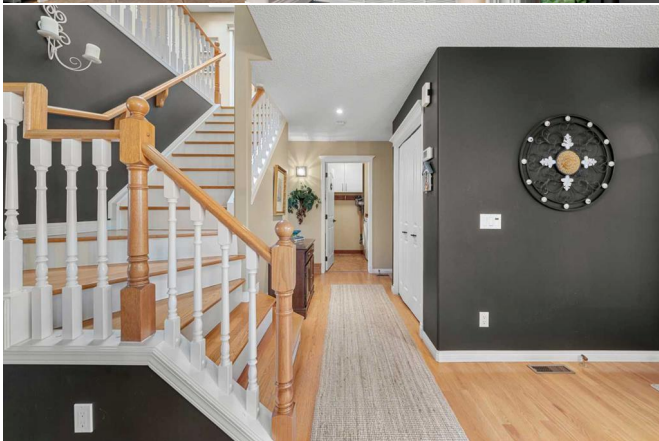
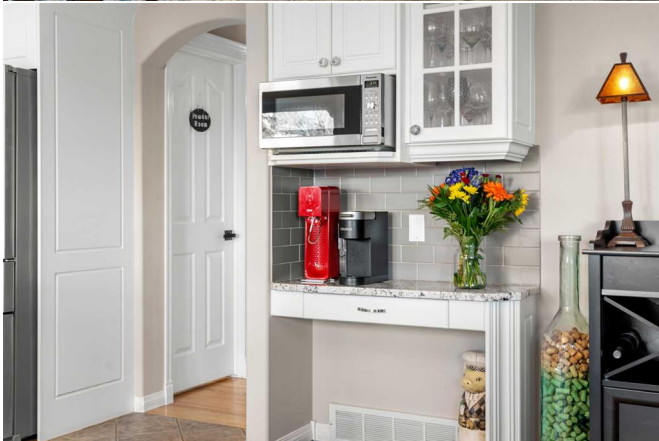
Inclusions:  
Property Listed By:

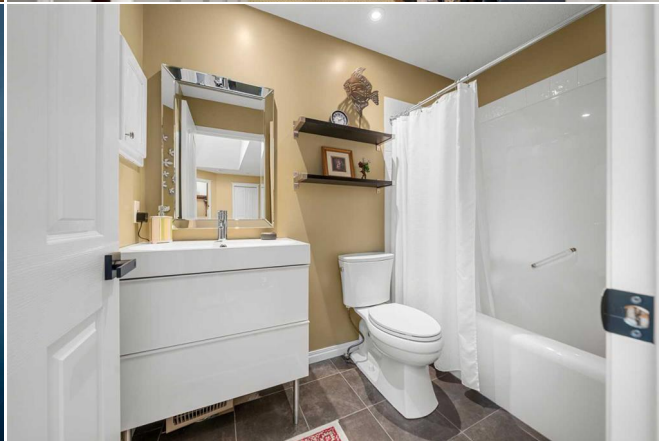
**Hot Tub, underground sprinklers, Bar fridge in basement, wooden workbench in garage, wooden workbench in furnace room, shed, shelves in office RE/MAX First**

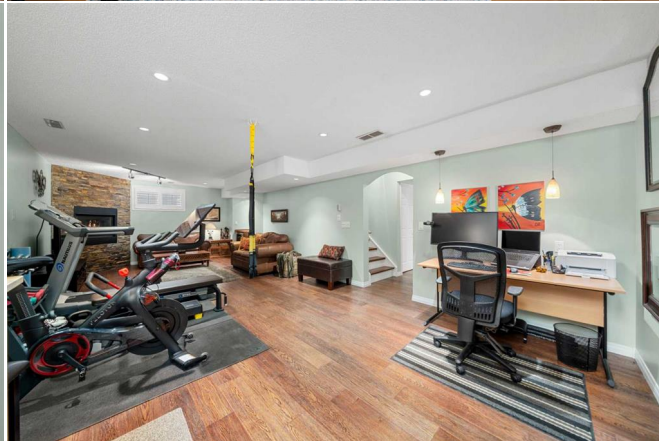
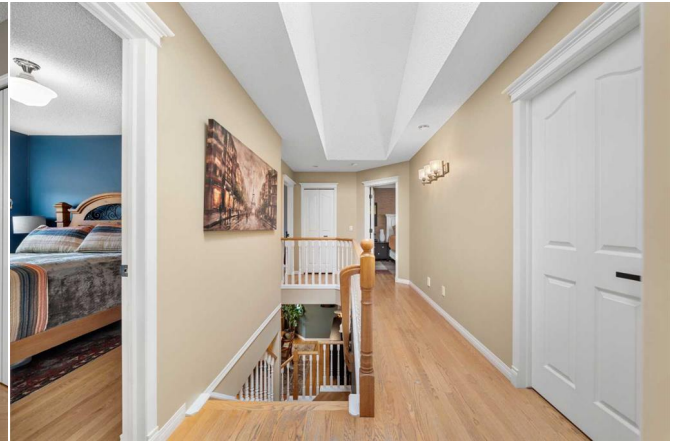
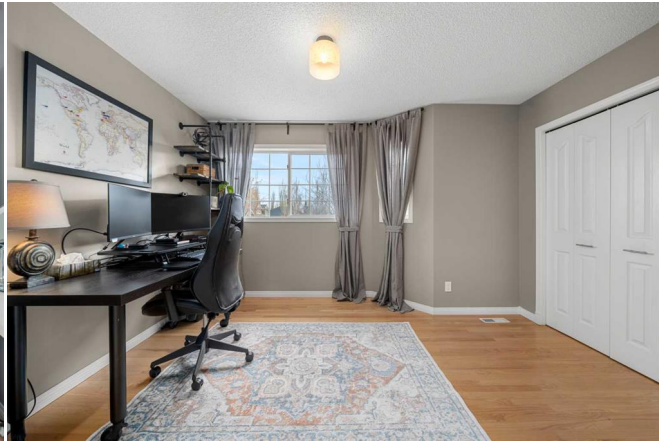
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













FLOOR 1

ROOM AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

ROOM AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





FLOOR 3

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

