



THE
A-TEAM

**RE/MAX
FIRST**

59 DOUGLAS SHORE Close, Calgary T2Z 2K7

MLS®#: **A2179585**

Area: **Douglasdale/Glen**

Listing Date: **11/18/24**

List Price: **\$819,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **2,250**
Low Sqft:
Ttl Sqft: **2,250**

Lot Information

Lot Sz Ar: **5,048 sqft**
Lot Shape:

DOM

33
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 3`1"
Dining Room	Main	12`11" x 10`2"
Kitchen	Main	11`6" x 11`10"
Living Room	Main	19`7" x 13`10"
4pc Bathroom	Upper	7`9" x 5`1"
Bedroom	Upper	12`1" x 12`1"
Bedroom - Primary	Upper	14`0" x 14`10"

Room	Level	Dimensions
Breakfast Nook	Main	8`5" x 8`9"
Family Room	Main	11`2" x 14`0"
Laundry	Main	7`0" x 9`0"
Office	Main	11`1" x 8`9"
5pc Ensuite bath	Upper	9`6" x 11`2"
Bedroom	Upper	11`4" x 12`10"
Walk-In Closet	Upper	7`0" x 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:

Zoning:
R-CG

9310383

Remarks

Pub Rmks: **OPEN HOUSE 2-4 pm Sunday DECEMBER 1st 2024! 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









