



THE
A-TEAM

**RE/MAX
FIRST**

56 DOUGLASVIEW Rise, Calgary T2Z 2P4

MLS® #: **A2180119** Area: **Douglasdale/Glen** Listing Date: **11/19/24** List Price: **\$684,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **4,929 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,513**
 Low Sqft:
 Ttl Sqft: **1,513**

DOM

32
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting**
 Park Feat: **Concrete Driveway,Double Garage Attached,Heated Garage,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Other,Private Yard,Rain Gutters**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 12`5"	Kitchen	Main	17`1" x 11`0"
Dining Room	Main	13`0" x 10`0"	Bedroom - Primary	Main	15`3" x 14`0"
Bedroom	Main	11`5" x 9`8"	Foyer	Main	7`2" x 5`8"
Bedroom	Basement	13`2" x 9`6"	Laundry	Basement	14`2" x 10`10"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Game Room	Basement	22`8" x 11`10"	4pc Bathroom	Basement	0`0" x 0`0"
Breakfast Nook	Main	8`6" x 6`6"	Bedroom	Basement	10`9" x 8`8"

Title:
Fee Simple
 Legal Desc:

9410846

Zoning:
R-CG

Remarks

Pub Rmks: **Beautifully curated by the original owner, you will discover one of the nicest air-conditioned single-level living, 2+2-bedroom bi-levels, in the highly sought-after community of Douglasdale Estates. Convenient Location - Steps away from the Golf course, Bow River pathway, bike routes, park, dog park, ice rink, shopping, and transit, and located on a quiet, family-approved cul de sac. Situated on the top side of the community where pride of ownership can be easily seen, you will find this outstanding FULLY FINISHED home offering over 3000 square feet of thoughtfully developed and designed living space. Boasting 2 bedrooms up, a semi-formal dining room, a front living room, a grand family room, 2 full bathrooms, vaulted ceilings, a curved staircase, oversized windows, and many upgrades... this home will surely impress. Very bright and open design with the kitchen, including raised panel white cabinet doors, a center island with a flush eating bar, a corner pantry, a skylight, newer stainless steel appliances, and lots of countertop space. The family features a high vaulted ceiling, and your eyes will immediately be drawn to the gorgeous centralized gas fireplace with a mantel/tile surround. The spacious Primary Suite features your private ensuite and walk-in closet for you to enjoy. The fully developed lower level includes a recreation room, 2 more bedrooms, an extra generous flex room, a laundry room/utility, and a workshop area. Going above and beyond, you will step out of the beautiful backyard boasting a lovely oasis featuring mature landscaping, back fenced, an upper wood BBQ deck (gas line), a large grassy area, a 20' x 17' concrete paver patio, and 2 car attached 22 x 22 garage. To complete this home, the exterior elevation showcases gorgeous stone details, and it is situated on an oversized interior lot. Check and Compare! It is a stunning home in an outstanding area. November 2024 possession date available. Call your friendly REALTOR(R) to book your viewing.**

Inclusions: **Hot water heater (under sink), CCTV system, leak sensors, powered window blinds**
 Property Listed By: **Jayman Realty Inc.**

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

56 DOUGLASVIEW RISE SE
 MAIN LEVEL SQ. FT. - 1,915.77 SQ. FT. - 148.85 SQ. FT.
 TOTAL ABOVE GRADE SQ. FT. - 1,915.77 SQ. FT. - 148.85 SQ. FT.
 BASEMENT DEVELOPED AREA SQ. FT. - 1,480.23 SQ. FT. - 118.76 SQ. FT.
 TOTAL ABOVE AREA - 3,397.00 SQ. FT. - 279.39 SQ. FT.











