

151 Douglasdale Point SE Calgary, Alberta

MLS # A2233612



\$699,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,071 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Pantry, Storage		

Inclusions: Alarm Panel (not hooked up), TV Mounts

Nestled in the heart of Douglasdale Estates, this beautiful 2 storey home offers over 3000 sq feet of developed living space and an ideal setting for families looking to settle in a safe and welcoming community. From the moment you step inside, the soaring ceilings, hardwood floors, and an abundance of natural light set an inviting tone. The main floor has been designed with entertaining in mind, with versatile space for large gatherings, or enjoying a quiet night at home with close family and friends. The kitchen features classic white cabinetry, a large island with eat up bar, granite counters, newer stainless steel appliances, a walk in pantry and so much storage! Just off the kitchen is a lovely eating nook with patio doors leading to the deck...convenient for those summer BBQ's. The family room offers a great place to retreat after dinner as you cozy up to the fireplace. The main floor also features an additional living room and formal dining space or flex space for whatever your heart desires. Main floor laundry and a half bath, round out the first level. Upstairs, you'll find a spacious primary bedroom (easily accommodates a kingsize bed), a large walk in closet and 4 pc ensuite with a jetted tub and separate shower. Down the hall are 3 additional bedrooms (one is currently used as an office) and an additional 4pc bath. Head down to the fully finished basement with oversized windows and lots of natural light...making it feel like an extension of your living space. The spacious rec room has a cozy gas fireplace, and connects to an additional "flex room"...perfect for a kids playroom, home gym, media room or home office. The basement is capped off with an additional bedroom and full bath....perfect for those out of town guests. The private backyard has beautiful mature trees, a large deck and creates the perfect environment for summer

bbq’s and a relaxing evening outdoors! This home is ideally located just a short stroll from the Bow River pathway system, walking distance to schools and playgrounds, just minutes from South Trail Crossing for all your shopping and dining needs, and offers easy access to Deerfoot and Stoney Trail. This is exactly where you want to be. Opportunities like this don’t come along everyday, so don’t miss it!