

157 Douglas Park Boulevard SE
Calgary, Alberta

MLS # A2301619



\$975,000

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|------------------|------------------------------|---------------|-------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,510 sq.ft. | Age: | 1994 (32 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

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|--------------------|---------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: Outdoor shed, Compost Bins, 2 Water Barrels, Fireplace Accessories, Cabinet (Primary Ensuite Water Closet), Hot Tub and Accessories "as is", and Central Vacuum and Accessories

FISH CREEK PARK & BOW RIVER VIEWS | BACKING ONTO PATHWAY | ORIGINAL OWNERS | RARE LOCATION | Welcome to this beautifully maintained 4 bedroom up home in Douglasdale, with LARGE LOT (7815 sq ft) backing onto the pathway system with SWEEPING VIEWS of Fish Creek Park and the Bow River — a setting that offers a rare sense of privacy, space, and connection to nature. From the moment you arrive, the home’s CLASSIC CURB APPEAL and mature landscaping create a warm first impression. Inside, you’re welcomed by a BRIGHT, FUNCTIONAL LAYOUT with large windows that draw in NATURAL LIGHT and frame the views. The main level is designed for comfortable living — featuring a front living room, FORMAL DINING AREA, and a spacious kitchen with QUARTZ COUNTERTOPS, central island, and excellent flow into the breakfast nook. Just beyond, the 4-SEASON SUNROOM (2005) becomes a true focal point — a year-round extension of your living space surrounded by windows, ideal for taking in the Fish Creek Park and Bow River views, with DIRECT ACCESS TO THE UPPER DECK. It’s the kind of space that quietly becomes your favourite. The family room, anchored by a WOOD-BURNING FIREPLACE, offers a warm and inviting place to gather. A MAIN FLOOR OFFICE, convenient LAUNDRY, and 2-PIECE POWDER ROOM add everyday functionality and flexibility to the space. Upstairs, the PRIMARY SUITE is both spacious and calming, with large windows capturing the stunning views. The ensuite features a VICTORIA + ALBERT SOAKER TUB, HEATED FLOORS, separate shower, and a clean, timeless design — built for everyday comfort. 3 additional bedrooms are well-sized and versatile for family or guests. 4 pc main

bathroom. The WALKOUT LOWER LEVEL is unfinished and ready for your personal touch — a bright, open space with direct access to the backyard, offering excellent potential for future development. The UPPER DECK with DURADECK SURFACE & RAILING (2023) offers an elevated vantage point to take in the natural surroundings. The PRIVATE SW BACKYARD opens directly to the pathway system, thoughtfully landscaped with mature trees, garden beds, and a dedicated firepit area — creating a peaceful outdoor setting to relax or gather. The LOWER PATIO and HOT TUB AREA add another layer of enjoyment, offering a private space to unwind while taking in the natural surroundings. Important UPGRADES that matter: HIGH-EFFICIENCY FURNACE (2021), CENTRAL AIR CONDITIONING (2021), ROOF (2018), ATTIC INSULATION UPGRADED TO R50, some WINDOW UPDATES with UPDATED CLADDING throughout. With a DOUBLE ATTACHED GARAGE, pride of ownership throughout, and a location that connects directly to one of Calgary’s most beautiful spaces, this home offers both immediate comfort and long-term value. Located close to schools, golf, shopping, and with quick access to Deerfoot Trail, this home offers a rare balance of NATURAL SETTING and CITY ACCESS. This isn’t just a home — it’s a setting that rarely comes available.