



**89 Douglasdale Crescent SE
Calgary, Alberta**

MLS # A2314183



\$979,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Dog Run Fenced In, Landscaped, Lawn, No Back Lane, F		

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

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Wardrobe in primary bedroom, tire storage rack in garage, garage heater, Polk Audio speakers in main floor family room, TV wall mounts

Featured by SIS Exterior Renovations as their 2025 billboard and promo home, welcome to 89 Douglasdale Crescent SE!! Prepare to be amazed by this fully renovated executive home in the beautiful neighbourhood of Douglasdale. You will be immediately impressed by the extensive exterior upgrades including Hardie Board Siding, tempered glass railing around the front veranda, new triple pane windows & professionally landscaped yard. This beautifully renovated 2 storey home blends timeless style with modern comfort in every detail. You'll appreciate the thoughtful upgrades, elegant finishes & bright open concept design. The fully renovated interior showcases a stunning kitchen with updated cabinetry, designer tile backsplash, stainless steel appliances, stone counters, a top grade sit up butcher block island with storage that is perfect for the chef & baker in your family. Imagine hosting parties in this expansive space featuring vaulted flat ceilings, 2 large skylights, breakfast nook plus a formal dining area & both a formal living room & a warm & inviting family room with gas fireplace. It's the perfect family & hosting home. Completing the main floor is a rare office & laundry room conveniently located by the entrance to the garage. Heading upstairs, you'll immediately notice the upgraded carpet & underlay on the stairs & in the bedrooms. The primary retreat is an oasis with room for a king bed, extra wardrobe storage & beautiful en-suite with double vanity, huge shower with bench, separate toilet room & walk in closet. Completing the second floor are 2 amply sized additional bedrooms that share a renovated 4-pce bathroom. The fully finished basement provides more space for entertaining with another family room area with electric fireplace, room for a bar, a 4th bedroom that is being used as a gym & another fully renovated bathroom. The utility room is sure

to impress with a York Affinity 100,000 BTU gas furnace, 50 gallon hot water tank, water softener, 2 electric panels & more storage space. In addition, the home has central vac & a York 3.0 ton air conditioner with Honeywell portable remote to ensure comfort in every room. Completing the home is a triple attached garage that has all the upgrades imaginable. It's been fully insulated & drywalled, has a gas heater, insulated garage doors & full epoxy floors. Outside, this property continues to shine with a gorgeous, private yard designed for both relaxation & entertaining. Whether you're hosting summer BBQs, enjoying evenings under the stars or watching the kids play, this outdoor space is a true retreat. Complete with a large deck & expanded concrete patio, 2 gas outlets, a fenced dog run and 2 "Shed Solutions" sheds, this yard has it all. This is an amazing home in an equally amazing neighbourhood. It's close to schools, shopping, 1 block from Fish Creek & the bike/walking trails, easy to access main arteries & yet sits in the heart of a quiet, friendly street. This one will not disappoint!