



**42 Douglasbank Gardens SE
Calgary, Alberta**

MLS # A2315242



\$698,000

Division:	Douglasdale/Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,437 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 605
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Quartz Counters, Storage, Wet Bar		

Inclusions: Book shelves in basement on fireplace wall

In the quiet, adult-oriented enclave of Douglasbank Gardens, this beautifully maintained bungalow-style villa is the perfect next chapter for a simpler life without compromise. On the 1,437-square-foot main level, everyday comfort is effortless. The heart of the floor is a bright, open dining room and a spacious living area with a cozy brick fireplace. Nearby, the functional kitchen features a dedicated coffee station for peaceful morning routines. Privacy and convenience define the rest of this level, home to three bedrooms and two full bathrooms. The generous primary suite features a luxurious five-piece ensuite and a deep soaker tub for ultimate relaxation. Whether transitioning from a large family home or choosing easy main-floor living, everything for your daily routine is within easy reach. Downstairs, the 1,358-square-foot walk-out basement is a remarkably bright extension of your primary living space, complete with brand-new 2025 carpet. Built for entertainment and guests, this lower level features a massive family room, a recreation area, a second classic brick fireplace, and a convenient wet bar. It also offers a private fourth bedroom, a three-piece bathroom, and abundant storage space. The true magic of the property is just beyond the doors. The walk-out level is steps from an open field and the scenic Bow Valley pathway system, with immediate access to the serene Bow River. Back inside, practical highlights include an attached, heated double garage and a dual-furnace system for independent climate control on each level. With over 2,700 square feet of total space, this villa is the perfect balance of a low-maintenance lifestyle and natural beauty.