



GRASSROOTS
REALTY GROUP

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**402 Douglas Park View SE
Calgary, Alberta**

MLS # A2317327



\$749,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

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

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound, Wood Windows

Inclusions: "as-is": BBQ, Alarm system & Steam shower heater unit

**** IMPRESSIVE DOUGLASDALE ESTATES HOME WITH MOUNTAIN VIEWS **** Custom built home ** Executive style 3-bedroom Family Home with a lower daylight basement with big windows ** Superior quality, with over 2980+ square feet of air-conditioned luxurious living. You will be impressed with the expansive views and privacy of an oversized west facing backyard. Add the community features of pathways, mature trees, schools, shopping, green reserve space, and access to the community lifestyle living that makes Douglasdale an outstanding, safe, and secure community. Rich curb appeal with architectural features - dramatic roof peaks, stucco exterior, 22' x 24' attached double garage, full-width concrete driveway, covered entry & stone-faced columns, and newer asphalt shingles (2015) complete this spectacular elevation. Extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes granite countertops throughout, undermount sink with garburator, full-height maple cabinets/doors, extension trims, high-end Viking stainless-steel fridge, dishwasher, slide-in gas cooktop range, recessed lighting, oversized island with a flush eating bar, corner pantry and breakfast nook with more views. You'll also enjoy the upper 16'x12' deck with a staircase to the rear yard and lower 20'x12' paver stone patio, secondary BBQ patio, and grassy area. Hours of entertainment potential - BBQ time or relaxing Late drink! The main floor layout also includes a family room with a gas fireplace with a mantel and flanking niche, a large front living / dining room, and a good-sized open foyer with soaring high ceilings; hardwood floors are featured from the front entry and then throughout the home to the kitchen. An open staircase with railing leads to the upper three bedrooms. The principal bedroom suite

includes a retreat area with mountain views, custom walk-in closet with a storage organizer, an ensuite with a separate shower, water closet room and a jetted soaker tub; complete this stunning spa-like en-suite. BONUS: Great "Family-Approved" basement - fully-developed with large windows - big games room with 8'7" ceilings, three-sided gas fireplace with slate tile detail, full bathroom with steam shower, a generously sized bedroom/flex room, storage room, & lots of utility storage. This custom-built home is ready to move into and enjoy this Summer. Call your friendly REALTOR(R) to book your viewing right away!