



GRASSROOTS

REALTY GROUP

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**30 Douglasdale Point SE
Calgary, Alberta**

MLS # A2317886



\$729,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,966 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Side By Side		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Rectangular L		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Green House, Shed, Work Bench,

MORE FOR YOUR COMFORT, CONVENIENCE & MONEY! This beautifully updated Jayman BUILT two-storey home has been meticulously maintained and lovingly cared for over the years. Offering over 1,966 sq. ft. of air-conditioned living space, this home is an outstanding example of quality craftsmanship, thoughtful design, and exceptional value in one of Calgary's most family-friendly communities. Step inside and be welcomed by a bright, open-concept main floor featuring soaring 9-foot ceilings, luxury vinyl plank flooring, large windows that flood the space with natural light, modern white trim and doors, contemporary lighting, and a fresh neutral colour palette. The recently professionally remodeled kitchen is both stylish and functional, showcasing crisp white cabinetry, quartz countertops, an undermount black granite sink, abundant storage, and upgraded stainless steel appliances, including a premium refrigerator and gas stove. The adjoining dining nook offers plenty of space for family gatherings and provides direct access to the backyard—perfect for indoor-outdoor living and entertaining. Enjoy summer evenings on the impressive 25' x 14' stamped concrete patio, which steps down to an additional 10' x 9' patio area, creating multiple outdoor spaces for relaxing, dining, and hosting guests. Upstairs, you'll find three generously sized bedrooms, two full bathrooms, and a spacious bonus room featuring a cozy gas fireplace and access to a private south-facing balcony. The king-sized primary retreat offers a beautifully renovated ensuite complete with a 5-foot glass shower and a walk-in closet. The bright staircase with upgraded railing adds to the home's open and inviting feel. The unspoiled basement provides excellent storage space and offers endless possibilities for future development to suit your family's needs.

Additional highlights include central air conditioning, excellent curb appeal, a covered front entry, a fully landscaped and fenced oversized yard, newer fencing, and a double attached garage. Situated on a quiet street in a highly desirable neighbourhood, this move-in-ready home combines comfort, style, and value in one exceptional package. Check out the floor plan and video tour, then book your private showing today. This is the one you've been waiting for—call your friendly REALTOR® and be first to see the value!