



101 Douglasbank Way SE
Calgary, Alberta

MLS # A2318142



\$689,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, No Neighbours Behind, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Pantry, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: Skybell, garage workbench & shelving, alarm system hardware & cameras, Ecobee thermostat, sectional in basement, laundry room fridge, storage shed

This is your chance to raise your family in the popular Southeast Calgary community of Douglasdale, here in this lovely two storey just minutes to neighbourhood schools, shopping & parks. A total of 5 bedrooms in this air-conditioned home which features hardwood & tile floors, oak kitchen with granite countertops, fenced backyard with deck & patio plus loads of improvements including windows, furnace & hot water tank. Warm & inviting floorplan perfectly designed for families, with its South-facing living room, separate formal dining room, sunny family room with wood-burning fireplace & bright open concept kitchen with granite counters & walk-in pantry, stone backsplash & stainless steel appliances including Kenmore gas stove/convection oven. Highly sought-after 4 bedrooms up & all with hardwood floors & highlighted by the primary bedroom with mirrored closet, bay window & renovated ensuite with oversized glass shower & double vanities. The lower level is finished with a large recreation room, big bedroom with walk-in closet, bathroom with shower & multi-purpose room…ideal for your home office, gym, playroom or just storage. Main floor laundry with Samsung washer & dryer. Backyard is fully fenced & landscaped, complete with storage shed, deck & patio. Updates include Rheem 50gallon hot water tank (2020), interior & exterior doors, furnace (@ 2019) & triple-pane windows. Walking distance from your front door is the Eaglequest Golf Driving Range & several linear parks with trails, & you’re mere minutes to Douglasbank Park & the Bow River Pathway system leading to Sue Higgins Bridge & Fish Creek Park. Neighbourhood schools are all nearby, & quick & easy access to Deefoot Trail to take you to Anderson & MacLeod Trails, shopping & golf courses, area amenities, South Health Campus & downtown.