



**GRASSROOTS**  
REALTY GROUP

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**74 Douglasview Circle SE  
Calgary, Alberta**

**MLS # A2318297**



**\$734,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,828 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Book shelves in second bedroom

Welcome to 74 Douglasview Circle a very well cared for 4 bedroom 3.5 bathroom home on massive pie lot tucked away on a quiet street in Douglasdale. This spacious home is very welcoming - main level is very bright and functional with hardwood through out - the open kitchen with walk in pantry & island is over looking the family room and breakfast nook, front separate dining area (flexible room for a spacious home office) and a step down to the powder room with full sized laundry. The upper level features a huge vaulted bonus room anchored with a mantled mosaic tiled corner fireplace, a great spot for all your media and the whole family to hang out. The primary bedroom features a 3 piece ensuite and walk in closet and the addition 2 bedrooms and 4 piece bathroom complete the upper level. Lower level is finished with a large recreation room, additional 4th bedroom and full bath. The massive back yard is an oasis for the family and furry friends with a tiered deck and enough space for multiple seating areas, fire pit and just a quiet escape. Location is paramount and this home is surrounded by lovely green spaces - 30 steps away from Douglasview playground and 3 minutes from the beautiful Bow River pathway, close to all levels of school, shopping and easy access to Deerfoot Trail.