



**GRASSROOTS**  
REALTY GROUP

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**67 Douglas Shore Close SE  
Calgary, Alberta**

**MLS # A2320087**



**\$839,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,199 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Lawn, Low Maintenance Landscape, No Back Lane,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Solar Panel Electrical Sys., Built-in Oven, Central Vacuum Attachments

IDEALLY LOCATED this renovated large home is move-in ready. MAJOR FEATURES include direct access to nature and amenities, quality renovations, family layout, in an exclusive estate's cul-de-sac. There are modern finishes throughout: triple pane windows & exterior doors, kitchen and bathrooms, furnace, water softener & filter systems, air conditioning, and a VALUE-ADDED, 21 SOLAR PANEL SYSTEM that is paying back. Most of these are completed in the last 5 years. The bright, open concept main floor has cathedral ceilings, skylights, large island with wrap around serving counter, gathering point dining room, and a custom feature wall with gas fireplace and built-in cabinets. Each space is welcoming with ample lighting, and quality finishes like the hardwood flooring. The chef's kitchen has two ovens, stone countertops, a pantry, stainless steel appliances. To the side are a den/office/craft room big enough for a bedroom, half-bathroom, laundry with countertops and a deep freeze. The home centerpiece open staircase takes you to the second floor spacious and bright bedrooms. The primary bedroom has a walk-in closet and room for private lounge space. The ensuite must-haves are soaker tub, double vanity, and walk-in shower with glass panels. Downstairs is the huge recreational room with egress windows, another full bathroom with walk-in shower, and a large flex space with piping rough-in and insulated. It is used for a workshop and ideal for other hobbies, gym or theater. The good sized, outdoor space is ready to enjoy with raised beds for gardening at the front. The private, south facing backyard is child and pet friendly. Complete with deck, gas hookup, stamped concrete patio, and a storage shed. From your front door is easy walking distance to the Bow River, Fish Creek Park, community golf course, rink, shops, community garden, schools, and the

City commuter path system. A little further is a City recreation centre, major shopping centre, connector roads, future C Train route, and more. This is a one-of-a-kind property and vibrant community ready for you to discover and enjoy.