



**308 Douglasbank Drive SE
Calgary, Alberta**

MLS # A2322927



\$850,000

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|------------------|--|---------------|-------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,181 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Few Trees, Front Yard, Landscaped, Lawn, No Back Lane, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | In Floor, Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows | | |

Inclusions: Window Coverings/All, Garage Remotes x 2, TV Mounts x 2

Welcome to this beautifully renovated, air-conditioned two-storey home in the highly sought-after community of Douglasdale. Thoughtfully updated throughout with tasteful finishes and contemporary design, this exceptional property offers the perfect blend of comfort, style, and functionality. From the moment you arrive, the charming front porch invites you to relax with your morning coffee. Inside, you are welcomed by a stunning maple staircase, a bright front family room, and a versatile formal dining room that can easily serve as a home office or den. The heart of the home is the custom-designed kitchen, featuring quality cabinetry, a spacious eating area, stainless steel appliances, an induction cooktop, wall oven, and built-in microwave. The adjoining living room is warm and inviting, centered around a beautiful fireplace and offering picturesque views of the backyard. One of the home's most impressive features is the recently added heated solarium. With in-floor heating and year-round usability, this remarkable space creates a seamless connection to the outdoors and opens onto an expansive maintenance-free wraparound deck—perfect for entertaining family and friends or simply enjoying your private backyard retreat. Upstairs, the spacious primary suite offers a relaxing sitting area and a beautifully updated 4-piece ensuite. Two additional generously sized bedrooms and another full 4-piece bathroom complete the upper level. The fully developed basement provides even more living space, featuring a large recreation/games room with a second fireplace, a fourth bedroom, and a 3-piece ensuite—ideal for guests, teenagers, or extended family. Located in the wonderful community of Douglasdale, you'll enjoy nearby walking paths, parks, golf, shopping, schools, and quick access to major routes. This move-in-ready home offers an exceptional lifestyle

in one of Calgary's most desirable neighbourhoods. Don't miss your opportunity to make it yours.