



**GRASSROOTS**

REALTY GROUP

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**72 Douglas Park Boulevard SE  
Calgary, Alberta**

**MLS # A2323620**



**\$629,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,136 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, No Animal Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Storage Shed, R/O Unit, TV Mounting Bracket, Alarm System

Imagine a home that offers the space your family needs today, the flexibility to grow tomorrow, and a location in one of Calgary's most established and desirable family communities. Welcome to Douglasdale Estates, where mature landscaping, schools, parks, pathways, golf, and convenient access to shopping and major routes combine to create an exceptional lifestyle for families and professionals alike. This spacious two-storey home is designed around comfortable everyday living and entertaining. From the moment you enter, you'll appreciate the soaring vaulted ceilings that span the front living room and dining room, creating an impressive sense of space and natural light. Whether hosting family gatherings, holiday dinners, or simply enjoying day-to-day life, these welcoming spaces offer flexibility to suit your lifestyle. The kitchen serves as the heart of the home, featuring an island, generous workspace, and a bright eating area that flows seamlessly into the family room. Anchored by a cozy gas fireplace, the family room creates a warm and inviting place to gather. A convenient half bathroom and main floor laundry add essential practicality to daily living. Upstairs, you'll find three bedrooms and two full bathrooms, providing both privacy and convenience for families. The spacious primary suite serves as a private retreat, complete with two walk-in closets and a full ensuite bathroom featuring a jetted soaker tub, separate shower, and a dedicated makeup area. The additional full bathroom serves the second and third bedrooms to help simplify busy family mornings. The unfinished basement offers an excellent opportunity to add value. Whether your plans include additional living space, a recreation room, home gym, office, or abundant storage, this area allows you to grow into the home over time. Step outside to discover one of the home's

standout features. The newer, oversized deck creates the perfect setting for summer barbecues and outdoor dining. Combined with low-maintenance landscaping, a fully fenced yard, and a large storage shed, this outdoor space maximizes enjoyment and minimizes maintenance. When summer heat arrives, central air conditioning keeps the interior perfectly cool. Douglasdale Estates is highly regarded for its mature setting, extensive pathway system, proximity to the Bow River, golf, and quick access throughout Calgary. With 3 bedrooms, 2.5 bathrooms, central air conditioning, a double attached garage, and future basement potential, this home offers exceptional value for buyers seeking comfort, functionality, and a premier southeast Calgary location.