



**143 Douglasbank Place SE
Calgary, Alberta**

MLS # A2325160



\$839,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,219 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Faces Front, Heated Garage, In		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Built in convection/steam oven, built in dishwasher, induction cooktop, built in drawer microwave, refrigerator, garburator, central air conditioner, stacked washer/dryer, water softener, reverse osmosis, tankless water heater, all window coverings, garage opener plus 2 remotes, 2 rain barrels + individual dribblers tied to the underground sprinkler system, 2 FP remotes, 3 TV mounts, insta hot, electric garage heater, plug-in wall heater in lower level music room, moveable coffee bar in Dining Room, shed, raised flower bed in yard, 9.1 sound system with 8 speakers and receiver and cooling fan

CENTRALLY LOCATED WITHIN STEPS OF FISHCREEK - A MOVE IN READY HOME boasting over 3200 sq ft of tastefully updated living. The entrance delivers an inspiring open to above feature that showcases the upper floor through a framework of wood spindles and a grand staircase. Newer **HARDWOOD FLOORS** flow throughout the main living areas. Natural light captures the expansive open and airy main floor. This family centric home offers several gathering places on the main floor including the cozy front living room, the spacious Great Room which overlooks the rear yard and an open ended dining area with it's own personalized coffee bar. Generously sized rooms deliver a spacious layout and large windows brighten the house throughout the day with a lot of South and West sunshine. A **NEWER KITCHEN** boasts quartz topped counters, full height tile backsplash, a MIELE appliance package, a MASSIVE ISLAND, soft close doors and drawers, under cabinet lighting and pot lights inset in the new **KNOCKDOWN CEILINGS**. A private **MAIN FLOOR DEN**, 2 pc powder room and laundry complete the main floor. **UPSTAIRS** are **FOUR** generous sized **BEDROOMS** including the primary suite with a great sized walk in closet and renovated **FOUR PIECE ENSUITE BATH WITH DUAL SINKS AND A STEAM SHOWER**. A **RENOVATED UPPER FOUR PIECE BATH** is set between the bedrooms. A **PROFESSIONALLY DEVELOPED BASEMENT** (Ultimate Renovations) delivers another great sized family room plus **TWO MORE BEDROOMS** and a three piece bath with **IN FLOOR HEAT**. A backyard oasis sets the stage with a two tiered deck on this oversized **PIE SHAPED LOT** with mature landscaping. Located near Fish Creek Provincial Park, the Remington YMCA, Quarry Park amenities, schools, golf, and major commuter routes, this beautifully updated

home offers an opportunity to families that enjoy living more centrally with amenities close by. UPGRADES INCLUDE: Kitchen Cabinets/Miele appliances/Quartz counters/ hardwood flooring/knock down ceilings on all levels/ pot lights,/ whole house surge protection and Sense Smart Home Energy Monitoring/ensuite + 4 pc upper; remodeled with new steam shower, vanities, sinks and taps, tubs, toilets, flooring / lighting updated to LED, WIFI compliant/two tier deck/Furnace - 2024/Hot Water Tank/A/C/Water Softener/ Garage Door/paint/wood Fence/Euroshield Roof with lifetime warranty/Triple Pane Windows/Irrigation with separate dribblers/ electric heater in garage /Poly B removed/ exposed aggregate driveway. CALL YOUR FAVORITE REALTOR TODAY AND MAKE THE MOVE IN TIME BEFORE THE NEW SCHOOL YEAR.