



**12739 Douglasview Boulevard SE
Calgary, Alberta**

MLS # A2327795



\$795,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,490 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Private, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: shelving in the garage and basement, central vacuum, hose attachment for central vacuum, security system (hardware only)

OPEN HOUSE SUNDAY JULY 12 FROM 1-3PM. Exceptional two-story home backing onto the Douglasdale Golf Course, just minutes from the Bow River pathway system. This beautifully maintained property offers a rare combination of privacy, mature trees including a flowing crab tree and picturesque views of the mountains, golf course, and convenient access to miles of scenic walking and cycling trails. Step outside to the west-facing deck and patio, where you can relax or entertain while enjoying spectacular sunsets and the tranquil golf course setting. An underground sprinkler system makes lawn maintenance easy, helping to keep the landscaping looking its best with minimal effort. The inviting main floor welcomes you with rich hardwood flooring in the front entrance and a thoughtfully designed layout. The spacious kitchen features an abundance of cabinetry, generous counter space, and a functional design that's perfect for both everyday living and entertaining. Adjacent to the kitchen, the bright breakfast nook is the perfect place to enjoy your morning coffee while taking in the peaceful golf course views. The warm and inviting family room is highlighted by a cozy fireplace, creating the perfect setting for relaxing or gathering with family and friends. At the front of the home, a spacious living room with a beautiful bay window is filled with natural light, while the adjoining dining room provides an elegant space for hosting family dinners and special occasions. Upstairs, the spacious primary retreat features a walk-in closet and a private 4-piece ensuite. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level, offering plenty of space for family or guests. Recent upgrades include triple-pane (double glazed) windows 2019, Hunter Douglas blinds, and a roof replaced in 2011 (40 year shingles), enhancing comfort, energy efficiency, and

long-term value. The oversized attached garage provides ample room for vehicles, storage, and a workshop area. Thoughtfully designed and ideally situated, this exceptional home offers the perfect balance of comfort, functionality, and natural beauty in one of Douglasdale's most sought-after locations.