



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

311 Douglasbank Green SE
Calgary, Alberta

MLS # A2327922



\$759,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,072 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Wet Bar		
Inclusions:	NA		

Beautifully maintained 2-storey home, tucked into a quiet, friendly cul-de-sac in Douglasdale. This home has all the big-ticket updates done: Poly-B removed (2019), all windows replaced (2019/2020), roof shingles (2019), central air (2024), 2 new basement egress windows (2025), new hardwood (2018/2019), furnace approx 13 years old. A Handy Laundry Chute on the top floor & main floor, sends your laundry right to the basement. Peace of mind for years to come. Inside, enjoy rich hardwood floors, a bright refreshed kitchen, cozy family room with gas fireplace, and a sunny loft upstairs. The king-sized primary suite features a large walk-in closet and heated-floor. The finished basement offers a rec room with gas fireplace, wet bar, 3-pc bathroom with heated floors, a bedroom with a new egress window, plus a versatile workroom with new egress window. The backyard is a private retreat with a new Dura Deck in 2025, step-down patio, mature trees, perennial gardens, gazebo, and a tranquil fishpond with fountain and waterfall. An underground irrigation system helps keep the lush lawn and beautiful gardens looking their best throughout the season. Douglasdale is loved for its mature landscaping, Bow River pathways, nearby schools, parks, playgrounds, sports fields, and easy access to Seton, South Health Campus, and both YMCA facilities. A warm, welcoming street where neighbors look out for one another. Move in ready! Book your showing today!