



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

117 Douglasbank Way SE
Calgary, Alberta

MLS # A2328272



\$640,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry		

Inclusions: Shed

Welcome to the highly desirable community of Douglasdale/Glen, where comfort, space, and convenience come together in this exceptional two-storey family home. Offering nearly 3,000 sq. ft. of developed living space, this well-maintained residence features 6 bedrooms, 3.5 bathrooms, and a double attached garage, perfect for growing or multi-generational families. Step inside to discover a bright, open-concept main floor enhanced by durable laminate flooring and an abundance of natural light streaming through expansive windows. The spacious living and dining area flow effortlessly into the contemporary kitchen, complete with white cabinetry, stainless steel appliances, a large island, and a separate pantry, ideal for everyday living. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat with a private 4-piece ensuite. The fully finished basement expands your living space with a large family room, two additional bedrooms, and a full 4-piece bathroom, offering endless possibilities for guests, teenagers, or a home office setup. Step outside to your beautifully landscaped, private backyard featuring a large deck, creating the perfect setting for summer BBQs, outdoor gatherings, or simply relaxing. The double attached garage and extended driveway provide ample parking for multiple vehicles. Ideally situated close to schools, parks, playgrounds, shopping, restaurants, and everyday amenities, this home also offers quick access to Deerfoot Trail for an easy commute anywhere in the city. A rare opportunity to own a spacious, move-in-ready family home in one of southeast Calgary's most sought-after communities. Book your private showing today!