



GRASSROOTS
REALTY GROUP

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420 Douglasbank Court SE
Calgary, Alberta

MLS # A2331898



\$799,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,708 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Ma		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Granite Counters, Kitchen Island, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated executive bungalow tucked away on a quiet cul-de-sac in the highly sought after community of Douglasdale. Offering over 3,200 sq. ft. of professionally developed living space, this home combines timeless design with extensive modern updates and an unbeatable location backing onto green space and walking pathways. Step inside to a bright, welcoming main floor where soaring ceilings, large windows and an open concept layout create an inviting space for both everyday living and entertaining. The spacious kitchen offers quality appliances, generous prep space and abundant cabinetry, flowing seamlessly into the dining area and living room anchored by a cozy real wood burning fireplace. The main floor is completed by a spacious primary retreat with a walk-in closet and ensuite, a second bedroom, full bathroom and convenient laundry. The fully developed basement offers exceptional flexibility with oversized windows that fill the space with natural light, creating a level that feels anything but below grade. Two additional bedrooms, a full bathroom and expansive family and recreation areas provide plenty of room for guests, teenagers, hobbies or a home gym, while the additional oversized window makes the flex room an ideal office or workout space. Step outside and enjoy a beautifully landscaped south facing backyard that backs directly onto green space and pathway systems, offering easy walks to Fish Creek Provincial Park, the Bow River and nearby parks. Equally impressive is the care and investment that has gone into this property. Major updates include all Poly-B plumbing professionally replaced (2022), a high-efficiency furnace (2022), central air conditioning (2022), water softener (2022), whole-home water filtration system (2022), dedicated kitchen drinking water filtration system (2022), all main floor windows replaced

(2022), hail-resistant asphalt shingles (2021), exposed aggregate driveway and walkways (2021), exterior siding and colour refresh (2021), new main water line (2021), enlarged basement windows with an additional basement window added (2022), new eavestroughs (2020), Washer (2022), Dryer (2022), Fridge (2022), Dishwasher (2022) and much more. A complete list of updates has been attached for buyers to review. Located just minutes from schools, golf, shopping, transit and major roadways, this exceptional home offers the rare combination of a premium location, thoughtful upgrades and move in ready convenience.