



GRASSROOTS
REALTY GROUP

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113 Douglasview Court SE
Calgary, Alberta

MLS # A2335045



\$675,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Level, Pie S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage		

Inclusions: N/A

Welcome to this beautifully maintained family home, tucked away on a quiet cul-de-sac in the heart of Douglasdale. Situated on a spacious pie-shaped lot, this home offers plenty of room for children to play, entertain, or simply enjoy the outdoors. Step inside to soaring ceilings that fill the main living area with natural light and create an inviting sense of space. The updated kitchen is both stylish and functional, offering the perfect place for everyday family life and entertaining. A convenient main floor laundry room and attached double garage add to the home's everyday comforts. Upstairs, you'll find a spacious primary retreat featuring renovated spa-inspired ensuite with a stunning walk-in shower. Two additional bedrooms and an updated main bathroom provide comfortable space for family or guests. Stay comfortable year round with central air conditioning, and enjoy the convenience of being just a short walk to Douglasdale School. Golf, shopping, restaurants, parks, and pathways are all nearby, with easy access to major routes for a quick commute. This is a wonderful opportunity to own a move-in ready family home in one of Douglasdale's most desirable locations.