



GRASSROOTS
REALTY GROUP

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3414 Douglasdale Boulevard SE
Calgary, Alberta

MLS # A2336915



\$715,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,248 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub		

Inclusions: NA

Welcome to this beautifully updated four bedroom, three and a half bathroom home in the heart of Douglasdale. Originally a show home, this 1997 build, 2247 square foot property has been thoughtfully maintained and offers space and function for the whole family. Nine foot ceilings on both the main floor and basement create an open, airy feel throughout. The kitchen features stainless steel appliances and granite countertops, ready for everyday living or entertaining. Multiple skylights flood the space with natural light, complemented by west facing backyard windows for abundant sunshine all day long. Step outside to a freshly landscaped backyard, perfect for relaxing or entertaining. The primary bedroom takes in gorgeous mountain views and a spa like en suite with dual vanities, while the walkout basement adds fantastic flexibility, including an accessible roll in shower, perfect for multi generational living or aging in place. Updates include a high efficiency furnace, tankless water heater, air conditioning, and fresh paint throughout. Enjoy a front attached garage, ideally located next to Douglasdale Elementary (K-5). This home is a fantastic fit for families looking for comfort, accessibility, and long term value. Book your showing today!