



GRASSROOTS
REALTY GROUP

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165 Douglasview Rise SE
Calgary, Alberta

MLS # A2339753



\$679,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,349 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Greenbelt, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: Pool Table and Bar in lower level.

Welcome to this 3-bedroom bungalow in the desirable community of Douglasdale, ideally positioned backing directly onto the Golf Course with beautiful views and a peaceful setting. The main level offers a bright, functional layout with two bedrooms, comfortable living spaces and a gas fireplace creating a warm and inviting atmosphere. Step outside onto the rear deck and enjoy your morning coffee, evening drink or summer entertaining while taking in the views of the golf course. The fully developed lower level adds excellent additional living space, featuring a third bedroom, second gas fireplace in the family room and pool table area—perfect for entertaining, relaxing or creating a dedicated games room. Complete with a double attached garage, this bungalow offers a great combination of location, lifestyle and space. With golf course views right from your backyard and easy access to Douglasdale's pathways, parks and amenities, this is an excellent opportunity to enjoy one of southeast Calgary's established communities.