



GRASSROOTS
REALTY GROUP

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76 Douglas Park Boulevard SE
Calgary, Alberta

MLS # A2343505



\$815,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions: Shed

Steps from the Bow River and Calgary's incredible pathway system, this beautifully updated home delivers the space, style and location families dream about. Nearly 2,800 sq. ft. of developed living space, four bedrooms and 3.5 bathrooms create an impressive home designed for busy everyday life, memorable gatherings and everything in between. This home is loaded with upgrades that make everyday living more comfortable and impressive. The showpiece kitchen features a full suite of Bosch appliances, including a refrigerator with a dedicated, temperature-controlled beverage compartment. A newly added three-piece bathroom in the basement makes the lower level even more functional for family members or overnight guests. Central air conditioning, new (in July) hotwater tank, a heated garage, reverse-osmosis drinking water and a water-softening system deliver comfort and convenience year-round. Updated windows—including oversized basement windows—flood the home with natural light, while Gemstone exterior lighting ensures the property looks just as striking after dark. The generous backyard offers plenty of space for children, pets and outdoor entertaining. Just steps from green space with basketball courts and seasonal skating, the property is also close to CBE and Catholic schools, shopping and major commuter routes. Calgary's renowned pathway system is approximately two minutes away, making it easy to enjoy peaceful walks, bike rides and time along the river. This is a warm, welcoming home in a connected neighbourhood where recreation, schools and everyday amenities are all close at hand.