

29 Douglasbank Way SE
Calgary, Alberta

MLS # A2216111



\$949,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Stone Counters, Vaulted Ceiling(s)		

Inclusions: None

LOCATION GOLDMINE! Nestled in Douglasdale, this home offers breathtaking views of green space, the Bow River, and scenic pathways. Plus, it backs onto a driving range—far enough that stray golf balls are a rarity, so no need to worry about surprise backyard hazards. Situated on a quiet street with picturesque views. LUXURY, ELEVATED! Over 3,100 sq ft of fully renovated elegance, with meticulous upkeep ensuring it remains in top-tier condition. EXTRAS THAT SEAL THE DEAL: Composite siding, newer windows and roof, Phantom screens, high-efficiency furnace, new hot water tank (2019), A/C, and built-in Vacuflo, SW facing backyard with Duradeck & gas hookup for grilling perfection. HIGHLIGHTS INCLUDE: Vaulted ceilings that elevate the living space, gourmet kitchen with quartz countertops, full height cabinets, and premium appliances, bright breakfast nook flowing into a cozy family room featuring a wood-burning fireplace with gas assist. The UPSTAIRS is an OASIS in itself. Primary retreat with incredible views, a custom walk-in closet, & spa-like ensuite with heated floors, 2 additional spacious bedrooms plus a stylish full bathroom. FINISHED BASEMENT PERKS: Rec area for movie nights or workouts, Office/den for a quiet workspace, FOURTH bedroom plus full bath, & plenty of storage space. Enjoy a large, private backyard with mature trees. Your backyard has direct paths to the Bow River and its scenic pathways. LOCATION PERKS: Quick access to Deerfoot and Glenmore Trail with schools, shopping, and dining all nearby. For the sports enthusiasts, you will find top-tier fitness facilities such as the YMCA and Gold’s Gym, playgrounds, parks, outdoor skating rink. This is a GREAT find, don't miss out!