

**161 Douglasview Rise SE
Calgary, Alberta****MLS # A2216820****\$835,000**

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,948 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Neighbours Behind, On Golf C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: Blink Door Camera

Golf course living and beautiful design come together to make this Douglasdale home stand out. Landscaping shows pride of ownership from the moment you pull up. Inside, the remodeled grand entrance is breathtaking. Soaring ceilings, natural light, and a stunning statement chandelier set a bright and airy tone that continues throughout, enhanced by fresh paint and a professional cleaning. A sunny living room features floor-to-ceiling bay windows and pristine hardwood floors, with an open layout into the dining area. In the kitchen, a chic monochromatic palette feels elegant and modern. A new sink and garburator and all-new stainless appliances are high-end selections. The full pantry and an eat-up island are desirable elements, while the breakfast nook forms the perfect setting to watch sunrise over the Eaglequest Golf Course. Or, step out to the back deck and soak in the sounds of nature alongside the 10th hole. The family room enjoys the same peaceful views, and a cozy gas fireplace invites you to curl up and relax. This level also holds an office and a powder room, and the laundry area in the entryway from the oversized, double-attached garage has a new washer and dryer. Upstairs, the primary suite is gorgeous, with arched windows, vaulted ceilings, and an expansive yet serene ambiance. The walk-in closet offers built-in shelving, and the ensuite is complete with a standup shower and jetted tub. Two more big, bright bedrooms and a large main bathroom complete this storey. Downstairs, the finished basement is one of the brightest you'll ever see. Another gas fireplace is the highlight of the rec area, which is spacious enough for your home theatre and a games table, gym, or play area. Another office here has a bay window and a built-in desk, so your work from home environment is wonderfully sunny and inviting but still private. There is a

second half-bath on this floor, and shelving in the utility room provides plentiful storage for your seasonal items. This home has central a/c and a smart thermostat as well. Cabinetry and hangers in the garage keep your outdoor gear and equipment well-organized. Plus, the new smart overhead door opener means you'll never have to wonder if the garage is closed. Outside, glass deck rails give you uninterrupted views of the yard and the course, and a stamped concrete patio is ideal for lounging or dining. A professionally maintained lawn has an irrigation system to keep it green all summer, while mature trees add dappled shade. With schools, sports fields, and the outdoor rink in walking distance, and access to Fish Creek Provincial Park and the Bow River Pathway a block away, this community celebrates an active lifestyle. Local gems like Jon's Pizza are nearby, and proximity to the shops at South Trail Crossing give you all amenities at your doorstep. Deerfoot Trail easily connects you to the rest of the city, and Stoney Trail is close too, so you can head out of town for camping or mountain sports.