

**139 Douglasdale Point SE
Calgary, Alberta****MLS # A2238620****\$699,999**

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

MASSIVE PIE SHAPED LOT!! MATURE TREES! INCREDIBLE LOCATION! Welcome to this warm and inviting 2 storey home nestled on a quiet street just steps from Fish Creek Park. Situated on a large pie lot with a charming covered front porch and a double attached garage, this property offers 2,867 square feet of thoughtfully designed living space for a growing family, including a fully finished basement. With 3 bedrooms and 2.5 bathrooms, this home provides flexibility for all types of living scenarios. Step inside to find soaring vaulted ceilings and a bright living room filled with natural light from the skylights above. The beautifully updated kitchen boasts top-of-the-line appliances, a gas stove, custom finishes, a feature hood fan, and an eye-catching backsplash. It overlooks the cozy dining nook with built-in bench seating, surrounded by bay windows, and offers direct access to the backyard. A rustic barn door leads to a separate dining area, adding warmth and character to the main level. Upstairs, the primary bedroom is a serene retreat featuring stunning mountain views and a luxurious ensuite with a stand-alone soaker tub positioned beside a large window — an ideal space to relax and recharge. The laundry room includes practical built-in cabinetry, keeping things neat and functional. Throughout the home, custom lighting fixtures elevate the design and ambiance. The fully finished basement extends your living area with a large rec room and a pool table, creating the ultimate hangout for cozy nights. Outside, the spacious backyard has been the backdrop to many family memories, dog adventures, and seasonal get-togethers. In the spring, the front yard tree bursts into bright pink blooms, making the curb appeal truly unforgettable. Tucked into a quiet and friendly neighborhood, you're just minutes from the shopping, dining, and everyday conveniences

of 130th Avenue SE. With custom details, high-end upgrades, views, and unmatched access to nature, this home is a rare find — offering something special for every season of life!