

**305 Douglasbank Court SE  
Calgary, Alberta**

**MLS # A2244720**



**\$684,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,829 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Mature Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Ring doorbell

OPEN HOUSE THIS SAT AUGUST 2 from 11-4 pm and SUN AUGUST 3 from 2-5 pm!!! This well-maintained 4 bed, 2.5 bath two storey home with a double attached garage offers nearly 2,400 sq ft of total living space on a beautifully landscaped corner lot, just steps from Douglasbank Park and the scenic trails of FISH CREEK PARK. Recent updates include central AIR CONDITIONING and the COMPLETE REMOVAL OF POLY-B plumbing. Garage door and roof are under 10 years old and front door is under 5 years old. Inside, the living room welcomes you with a soaring VAULTED CEILING and large windows, connecting seamlessly to the dining area &mdash; a layout that works equally well for day-to-day living or hosting guests. The kitchen is bright and practical, offering generous counter space, classic wood cabinetry, and STAINLESS STEEL appliances. A built-in bench in the adjacent breakfast nook adds character and extra seating &mdash; a great spot for casual meals or quiet evenings. Just a few steps down, the spacious den features a classic brick fireplace with a mantle and access to the backyard patio. Also on the MAIN FLOOR: a flexible BEDROOM, two-piece bath, and a laundry area for added convenience. Upstairs, the vaulted primary suite includes a bay window, WALK-IN CLOSET, and 4-piece ensuite with accessible handrails. One of the additional bedrooms features a unique elevated nook &mdash; ideal as a play space or cozy reading corner. The finished basement expands your living space with a large rec room, a dedicated workshop, and a substantial crawl space offering excellent storage. Within walking distance to schools, shopping, the Bow River pathway, and Douglasdale Golf Course &mdash; with quick access to major routes like Deerfoot Trail, this is a well-rounded opportunity in a mature and sought-after southeast Calgary

community.