

**139 Douglasdale Point SE  
Calgary, Alberta**

**MLS # A2250481**



**\$720,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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 &mdash; 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. **BRAND NEW PEX PLUMBING! FULL WARRANTY! NO POLY B!** 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 &mdash; offering something special for every season of life!