

**67 Douglas Park Boulevard SE  
Calgary, Alberta**

**MLS # A2250593**

**\$690,000**



<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn, Underground Sprinklers		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** None

\*\*\*OPEN HOUSE: Saturday, August 23rd 2:00 - 4:00 PM\*\*\* Welcome to Douglasdale where river pathways, expansive parks and family-friendly amenities create the perfect backdrop for this beautifully maintained home. Situated just steps from the Bow River and just 3 doors from a massive green space with baseball diamonds, soccer fields and an outdoor rink, this location encourages an active lifestyle for all ages. Vaulted ceilings and gleaming hardwood floors greet you in the front living and dining room where natural light and clear sightlines make the space ideal for both entertaining and everyday connection. The kitchen blends style and function with granite counters, stainless steel appliances, crisp white cabinetry, a centre island and a walk-in pantry. A bright breakfast nook surrounded by windows leads directly to the rear deck for effortless indoor-outdoor living. A large family room with gas fireplace invites cozy movie nights or relaxed weekends and is perfectly complemented by a custom-built wet bar with cabinetry and wine storage, creating a fun hub for games and gatherings. A 4th bedroom with its own 3-piece ensuite on this level is a thoughtful addition for guests or growing teens. Upstairs, the primary suite provides a private retreat with walk-in closet and a 4-piece ensuite featuring a jetted soaker tub for rejuvenating dip after a long day. 2 additional bedrooms and another full bathroom complete this floor. The unfinished basement offers endless possibilities for future development. Outdoor living is maximized with a sunny southwest-facing backyard, privately fenced and surrounded by mature trees. Summer nights come alive on the two-tiered deck, complete with a BBQ gas line for easy grilling and space to gather around the fire table under endless starlit skies, all while the backyard offers grassy play space, garden beds and a storage shed for

practical daily use. Families will also appreciate the extended driveway, oversized garage with storage racks, inground sprinkler system and newer mechanicals including a high-efficiency furnace, air conditioner, extra-large hot water tank and nearly new washer and dryer. Eaglequest Golf and a choice of schools are minutes away, adding to the unmatched convenience of this established community.