

**31 Douglasview Park SE
Calgary, Alberta**

MLS # A2265745



\$589,900

Division:	Douglasdale/Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,317 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Guest		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 458
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Water Softner "As is"

Ready to down size, want ONE level living with the freedom to Lock & Leave. Let someone else cut the grass and shovel the snow. Welcome to Village Park, an 18+ Adult villa complex with plans to Transition to 55+ in 2032. The benefit is peace & quiet, & being surrounded by a fun loving community of like-minded neighbours, Golfers, Pickle-Ballers, Amazing Cooks, Quilters, & Card Game Gurus. This is more than a home it's a lifestyle. This 1316 Sq. Ft Bungalow Villa features: Vaulted ceilings, Hardwood floors, Sunny East/West Exposure, Two Bedrooms, 2 & $\frac{1}{2}$ Bathrooms, & a Double garage. The Kitchen has lots of cabinets, a convenient Breakfast Bar / Peninsula, Stainless steel LG appliances (fridge, oven, and microwave), & a Cozy Dining Nook. The Spacious Living / Dining area is ideal for entertaining, & has an upgraded Stone Fireplace, & access to your 17 by 10 Ft. Deck. The Primary bedroom has room for your King bed, a 4 pce ensuite, & a Walk in closet. A 2 pce bathroom, convenient Laundry area, & a bright, sun-filled Den complete the main floor. The Developed basement has a Large Family room with corner Fireplace, a Bedroom for your guests, a 4 pce bathroom, an Exercise / flex space, & Two Storage areas. The back is nice landscaped with large trees offering a tranquil park-like setting. Douglasdale is a vibrant, well-established community celebrated for its scenic walking paths, close proximity to the Bow River, and convenient access to major routes like Deerfoot Trail. With nearby parks, golf courses, and a wide range of shopping and dining options, it's an ideal place to call home.