



# 207 Douglasbank Drive Calgary Alberta

\$699,900

\*\*\* OPEN HOUSE SATURDAY OCT 19 12:00 - 2:00\*\*\* Welcome to this stunning home in the highly desirable community of Douglasdale. With 4 bedrooms & 3.5 bathrooms plus a versatile office/den or 5th bedroom this is a perfect family home. Prime location backing onto a green space at the quiet end of Douglasdale Drive. Quick access to the City Pathway System, Deerfoot Trail, short walk to the Driving Range and close proximity to the Eaglequest Golf Course. An array of amenities nearby in Douglas Glen and South Trail Crossing to meet all your needs. As you enter this beautiful home you are greeted by freshly painted modern coloured walls and sprayed ceilings creating a spacious, light-filled home. The sizable foyer seamlessly transitions into the living/dining room (currently being used for formal dining), perfect for hosting and entertaining. The den with french doors is to the left of the entrance flowing through to the powder/laundry room combination and then the family room. The living/dining room progresses to the open concept kitchen and family room. The kitchen features a large movable island, ideal for culinary enthusiasts and access to the backyard. The sunken living area is a focal point, adorned with impressive built-in cabinets and a charming stone fireplace, creating a cozy ambiance for relaxing evenings. Upstairs you will find 3 generous bedrooms. The huge primary suite boasts a good size walk-in closet and a brand new renovated luxurious ensuite with custom triple pane window specific for a shower environment. The main bathroom has undergone a brand new renovation as well and completes this level. The lower level is equipped with a large bedroom, 3 pc bathroom, games area currently housing a pool table, small dry bar and fantastic T.V room. The epoxy floor is ideal for pets and keeping things clean. Plenty of storage in the utility room is an absolute must ...

Primary Bedroom 15.75 Ft x 12.17 Ft

Bedroom 14.92 Ft x 8.75 Ft

Bedroom 12.50 Ft x 9.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

3pc Bathroom 10.25 Ft x 6.00 Ft

4pc Bathroom 12.83 Ft x 4.92 Ft

Recreational, Games room 31.75 Ft x 17.00 Ft

Family room 19.92 Ft x 13.50 Ft

Living room 21.17 Ft x 18.42 Ft

Kitchen 14.50 Ft x 15.50 Ft

Foyer 9.33 Ft x 9.33 Ft

Den 11.58 Ft x 8.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX First



See

Mirror

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Bedroom 11.17 Ft x 9.50 Ft

2pc Bathroom 8.08 Ft x 4.67 Ft