



## 3406 Douglasdale Boulevard Calgary Alberta

\$894,900

Step into luxury with this rare opportunity to own a meticulously updated former AVI Dream Home, a bungalow that epitomizes elegance and sophistication. This one-of-a-kind property boasts over 1,700 sq ft of main level living and a total of more than 3,400 sq ft of developed space, ensuring ample room for both relaxation and entertaining. Begin your day with serenity on the charming old farm-style front porch, which stretches across the entire width of the home. Inside, quality abounds with solid core doors throughout, an open concept great room featuring an impressive stone fireplace (converted to gas in 2020), stunning wide plank hardwood floors, and architecturally designed wooden beams. The detailed and painted ceilings, LED pot lights, and designer light fixtures enhance the home's warmth and modern elegance. The chef's kitchen, fully renovated in late 2020, is a culinary dream. It showcases a farmhouse ceramic sink, quartz countertops, and a stylish backsplash. The central island and ample cabinetry offer both functionality and sophistication. Adjacent to the kitchen, you'll find a convenient office nook and a dining area, perfect for entertaining. Enjoy alfresco dining on the Duradek patio, complete with a gas line for your grill. The luxurious primary retreat is a sanctuary of comfort and style, featuring a spacious walk-in closet with wood built-ins, and an ensuite designed for relaxation. Pamper yourself in the large stand-alone soaker tub or the expansive walk-in shower, and enjoy the dual sink vanity and separately enclosed toilet. The fully developed, walk out lower level adds another 1,729 sq ft of living space. It includes a bright and spacious living room, two generous bedrooms, a large flex room, two full bathrooms, a substantial laundry room, and a separate shelved storage room. Recent upgrades include a high-efficiency furnace, central A/C, hot water...

Den 21.67 Ft x 13.58 Ft

Bedroom 15.33 Ft x 12.17 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Recreational, Games room 15.25 Ft x 24.08 Ft

Bedroom 13.00 Ft x 16.00 Ft

3pc Bathroom 5.00 Ft x 8.58 Ft

Storage 9.17 Ft x 13.50 Ft

Kitchen 20.33 Ft x 14.00 Ft

Primary Bedroom 15.75 Ft x 14.33 Ft

5pc Bathroom 15.92 Ft x 19.00 Ft

Foyer 7.92 Ft x 7.08 Ft

Living room 24.67 Ft x 22.25 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://conquerit.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Laundry room 11.42 Ft x 15.83 Ft

Furnace 4.17 Ft x 7.33 Ft

Other 5.92 Ft x 9.58 Ft

2pc Bathroom 7.08 Ft x 5.00 Ft