



64 Douglasbank Rise Calgary Alberta

\$615,000

Welcome to the vibrant and family-friendly community of Douglasdale! This stunning home boasts an open concept design with an executive living room boasting an electric wall mounted fireplace and a large dining area featuring vaulted ceilings and expansive windows, flooding the space with natural light. The upgraded kitchen is a chef's dream with bright stainless steel appliances, a stylish backsplash, under-counter lights, and upgraded countertops with crown molding. . The adjacent family room offers a cozy built-in bookcase and a charming brick facing gas fireplace with a slate hearth. The main floor also includes a versatile office/den or an additional bedroom. Upstairs, the master bedroom is a true retreat with a spacious walk-in closet and a spa-like four-piece ensuite complete with a relaxing soaker tub. Two additional bedrooms on this level feature large windows and window seats, perfect for cozy reading nooks. Throughout the home, you'll find numerous upgrades, including new toilets, an upgraded tiled shower, new carpet, air conditioning, a newer hot water tank, an elegant brand-new front door, blackout blinds, and newer shingles. The fully finished basement offers amazing storage space and endless possibilities. Step outside your back door and phantom screen to a new partially covered multi-level vinyl deck. Sleek aluminum and glass railings surround the deck and overhead skylights allow light. The backyard is fully landscaped with amazing raised gardens, trees, patio stones, decorative rock, mulch and a stylish concrete and wood fence for ultimate privacy. The oversized drywalled garage is equipped with a gas line and extensive storage space. Located in an amazing area with a great pathway system for walking or biking, this home is close to the Bow River, Fish Creek Park, recreational facilities, shopping, entertainment, transit, and nature. Plus, go...

Primary Bedroom 12.08 Ft x 14.58 Ft

4pc Bathroom 6.00 Ft x 10.25 Ft

Bedroom 9.75 Ft x 12.67 Ft

Bedroom 8.75 Ft x 14.33 Ft

4pc Bathroom 5.00 Ft x 7.92 Ft

Recreational, Games room 31.42 Ft x 31.33 Ft

Kitchen 15.50 Ft x 15.25 Ft

Foyer 8.92 Ft x 11.58 Ft

Family room 18.50 Ft x 13.42 Ft

Dining room 16.50 Ft x 11.33 Ft

Den 11.42 Ft x 8.92 Ft

2pc Bathroom 8.00 Ft x 5.08 Ft

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Listing Presented By:



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See

Mirror

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Furnace 19.92 Ft x 17.08 Ft

Other 29.58 Ft x 14.25 Ft

Living room 14.83 Ft x 12.25 Ft