



## 2922 Douglasdale Boulevard Calgary Alberta

\$749,900

Welcome to your dream home in the heart of Douglasdale! This delightful bungalow offers a unique blend of modern living and cozy charm, making it the perfect retreat. As you step inside, you are greeted by a spacious and inviting flex area bathed in natural light from the front bay window. Featuring beautiful tile floors that flow seamlessly into the kitchen. This home offers a formal dining room a large living room with built-ins, and a well-appointed kitchen that boasts ample cabinetry, stainless steel appliances, and an island. Retreat to the serene primary bedroom located on the main floor, complete with generous closet space and easy access to a beautiful ensuite bathroom. The lower level features an additional bedroom with a large walk-in closet and another versatile bedroom that can be used as a den, home office, gym, or playroom. You will also find the laundry room with lots of built-in shelving, another bathroom as well as a large living/rec room. Step outside to your private low maintenance backyard oasis, where you can enjoy morning coffee on the patio with your south backyard or host summer barbecues with friends and family on the large deck. The low-maintenance landscaping ensures you will have more time to enjoy your surroundings rather than worrying about upkeep. Located in the highly sought-after Douglasdale community, this bungalow is just minutes away from an 18-hole public golf course, parks, walking trails along the Bow River, and schools. Enjoy the convenience of nearby shopping and amenities while basking in the tranquility of this charming neighborhood. Do not miss your chance to own this lovely bungalow that combines comfort, style, and a fantastic location. Schedule a viewing today and experience all that this wonderful home has to offer! (id:6769)

4pc Bathroom 8.58 Ft x 4.92 Ft

Bedroom 11.58 Ft x 9.92 Ft

Bedroom 15.33 Ft x 10.00 Ft

Laundry room 8.58 Ft x 6.17 Ft

Recreational, Games room 32.00 Ft x 12.83 Ft

Furnace 8.58 Ft x 16.75 Ft

Other 11.50 Ft x 10.75 Ft

3pc Bathroom 5.92 Ft x 13.42 Ft

4pc Bathroom 8.25 Ft x 5.00 Ft

Living room 15.17 Ft x 15.33 Ft

Foyer 6.42 Ft x 13.00 Ft

Kitchen 11.33 Ft x 17.00 Ft

Dining room 15.75 Ft x 9.92 Ft

Primary Bedroom 13.08 Ft x 11.75 Ft

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

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.scottmrussell.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net