



## 37 Douglasbank Rise Calgary Alberta

\$2,800

Welcome to this beautifully maintained family home, perfectly situated on a prime street in the heart of Douglasdale Estates. Offering unparalleled convenience, this home is just moments away from Deerfoot Trail, the scenic Bow River Pathway, and community tennis courts, with Eaglequest Golf Course a quick 5-minute drive away. ### \*\*Main Level Features:\*\* - \*\*Versatile Living Spaces:\*\* A formal dining room, easily adaptable as a living area, boasts wall-to-wall carpeting and large picture windows overlooking the front yard. - \*\*Functional Office/Dining Option:\*\* The main floor also features a flexible office that can double as a formal dining space to suit your needs. - \*\*Cozy Family Room:\*\* Anchored by a charming wood-burning fireplace with a classic brick surround, this room is perfect for gathering and relaxation. - \*\*Sunny Kitchen:\*\* Equipped with ample cupboard and counter space, a full appliance package, and a bright breakfast nook that opens to the new deck and fully fenced backyard--perfect for outdoor dining and play. - \*\*Convenient Extras:\*\* A 2-piece powder room and main-floor laundry add to the practicality of this level. ### \*\*Upper Level Retreats:\*\* - \*\*Spacious Master Suite:\*\* A haven of comfort with a walk-in closet, 3-piece ensuite, and space for king-size furniture. - \*\*Additional Bedrooms:\*\* Two generously sized bedrooms and a 4-piece family bathroom complete the upper level, offering privacy and space for the whole family. ### \*\*Lower Level Highlights:\*\* - \*\*Expanded Living Area:\*\* A second family room provides a cozy space for movie nights or relaxation. - \*\*Flexible Room:\*\* A multi-purpose flex space, currently used as a bedroom, offers endless possibilities. - \*\*Additional Bathroom:\*\* A full bathroom on this level ensures convenience for guests or extended family. ### \*\*Additional Features:\*\* - \*\*Double Attached Garage:\*\* Spaci...

Bedroom 10.00 Ft x 10.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 10.81 Ft x 10.81 Ft  
Bedroom 10.00 Ft x 10.00 Ft

Bedroom 10.00 Ft x 10.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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