



85 Douglasdale Point Calgary Alberta

\$764,000

This beautiful family home in Douglasdale Estates offers a perfect blend of elegance and functionality, making it an ideal choice for both entertaining and everyday living. As you enter, you're welcomed by a foyer that leads to an open-concept living and dining area, flooded with natural light from large windows. Continue through to a family room featuring a cozy fireplace, creating a warm and inviting atmosphere for family gatherings or quiet evenings at home. The kitchen is equipped with sleek new appliances, ample counter space, and an island that doubles as a breakfast bar for six. Upstairs are three bedrooms, the large main bedroom with on-suite can host your king size bed in three locations. Cozy large loft area and 3 piece bath complete this level. The lower level of the home offers a versatile space that can serve as a family room, game room, plus fourth bedroom, home office or exercise room thus providing flexibility to suit your lifestyle needs. Three piece bathroom is also on this level. Step outside to the meticulously landscaped backyard, where you'll find a patio area ideal for summer barbecues or simply enjoying the serene surroundings. The lush front garden is home to perennial plants so you can enjoy them every year. This added distance from the side neighbors offers peace of mind, ensuring that you have a buffer in case of any unforeseen situations, whether it be noise, activities, or simply the need for personal space. The expansive yard is perfect for family gatherings, children playing, or even peaceful evenings under the stars. Located in a family-friendly neighborhood, this home is close to, two public schools, golf course, parks, river valley, shopping and 5 minutes away from South Health Campus Hospital, all making this home convenient for daily errands and recreational activities. With its combination of luxury, space, and modern amenitie...

3pc Bathroom 6.25 Ft x 10.58 Ft

Exercise room 19.75 Ft x 20.25 Ft

Recreational, Games room 29.92 Ft x 13.83 Ft

Furnace 5.75 Ft x 10.75 Ft

2pc Bathroom 6.67 Ft x 4.75 Ft

Family room 15.17 Ft x 14.33 Ft

Living room 12.92 Ft x 20.67 Ft

4pc Bathroom 5.00 Ft x 8.50 Ft

4pc Bathroom 11.50 Ft x 13.00 Ft

Bedroom 9.42 Ft x 10.58 Ft

Bedroom 9.50 Ft x 10.58 Ft

Den 13.00 Ft x 13.08 Ft

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Listing Presented By:



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Real Broker

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

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

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

Kitchen 16.67 Ft x 15.75 Ft

Laundry room 9.25 Ft x 6.17 Ft

Primary Bedroom 15.17 Ft x 10.33 Ft

Other 7.33 Ft x 8.17 Ft