



## 38 Douglasdale Point Calgary Alberta

\$819,900

Seize the opportunity! These type of lots only become available once in a while! The PERFECT family home. Situated steps away from the ridge at fish creek and a playground! Stunning home boasting living space of close to 3300 sq ft including endless features. The elegantly designated front entrance is spacious to greet all your guests. An incredible floorplan with hardwood spanning the main floor. Crown molding uniquely installed throughout the house for that executive touch. A central dining area opens to the bright and open main floor living room. Also on the main floor is the elegantly designed formal living room and formal dining room decorated with floor to ceiling pillars. Tucked to the side is a main floor office/den great for working at home. The kitchen is stocked with a large granite island and counter tops/backsplash, perfect for hosting guests, loads of cabinets, stainless steel appliances and electric range. The oversized garage easily fits 2 vehicles and some additional shelving has been built to make use of the extra space. Up the stairs are 4 bedrooms. The master suite has large windows making it feel spacious and bright. Master ensuite bath has a large vanity ample cabinetry, a large glass shower & soaker tub. Three other good sized bedrooms and a full bath round out the upper floor. The large basement is phenomenal an open space for a rec room large enough for entertaining. A flex area has been converted to a gym space which can also be used as a kid's toy room/play area. There is plenty of additional storage in the utility room and under the stairs! A large spare bedroom and full bath finish off the fully developed professionally built basement. New roofing done in 2018. A backyard with large deck with built in natural gas line and brand-new sod/green space completed this year. This home is a must see, great location, fabulous size and so ...

Recreational, Games room 9.33 Ft x 10.67 Ft  
 Media 22.58 Ft x 12.67 Ft  
 Laundry room 8.00 Ft x 8.00 Ft  
 Bedroom 10.83 Ft x 18.25 Ft  
 4pc Bathroom Measurements not available  
 Kitchen 11.67 Ft x 14.58 Ft

Family room 11.83 Ft x 15.00 Ft  
 Den 9.92 Ft x 8.92 Ft  
 2pc Bathroom Measurements not available  
 Primary Bedroom 13.00 Ft x 14.92 Ft  
 Bedroom 11.33 Ft x 12.42 Ft  
 Bedroom 9.00 Ft x 12.92 Ft

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

Listing Presented By:



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CIR

REALTY

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Dining room 8.92 Ft x 13.50 Ft

Breakfast 11.00 Ft x 8.50 Ft

Living room 10.00 Ft x 12.92 Ft

Bedroom 10.00 Ft x 10.83 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available