



138 Douglasview Rise Calgary AB

\$545,000

This Beautiful 4 bedroom home boasts over 2,800 square feet of bright and sunny developed living space with a walk-out basement and triple garage. The main floor offers an open concept kitchen and family room with fireplace together with a casual dining area that leads to a large upper west facing deck, making this the ideal home for family gatherings and entertaining. This home also features a dining room and living room as well as a private office or den and laundry room on the main floor. The spacious master suite features vaulted ceilings, a large walk-in closet and 4 piece ensuite with separate shower and jacuzzi bath. The upper floor has 2 additional bedrooms and a full bathroom. The developed lower level has a recreation room featuring a wet bar, gas fireplace, built-in wall units, a 4th bedroom and 3rd full bathroom. From the lower level, walk out to the large sunny west facing back yard and private outdoor lounge/or potential hot tub area. This rare gem is meticulously clean and well cared for.

Kitchen 12'3" x 8'
Dining Room 12'8" x 8'11"
Breakfast Nook 8'6" x 8'
Living Room 12' x 10'
Family Room 14' x 13'
Recreation Room 17'5" x 13'1"

Office 9'9" x 8'5"
Laundry Room 8'5" x 6'3"
Master Bedroom 14'11" x 11'2"
Bedroom 11'10" x 9'10"
Bedroom 13'1" x 9'10"
Bedroom 13'3" x 8'5"



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