



197 Douglas Park Boulevard Calgary Alberta

\$1,350,000

Breathtaking mountain and river views on all three floors in Douglasdale! Nestled on the ridge and backing onto a serene nature reserve-with a creek running through it, this stunning estate home offers nearly 4,000 sq. ft. of developed living space, including a fully finished walkout basement and a triple car garage. Step into a grand entrance with soaring 11-foot ceilings, a sweeping spiral staircase with 24 foot vaulted ceiling and a large skylight above, overlooking the spacious formal sitting room and dining area-perfect for family gatherings and special occasions. The heart of the home features an inviting open-concept kitchen and living room with expansive picture windows framing million-dollar views of the Rocky Mountains, Bow River, and a charming baseball diamond. Cozy up next to the gas fireplace, or gather in the kitchen around the oversized granite island, complete with bar seating and a sunny breakfast nook large enough for a full sized dining table - designed for busy family life and effortless entertaining. Enjoy breathtaking sunsets from the west-facing deck, or unwind indoors by the corner gas fireplace with custom built-ins. Upstairs, the primary retreat is a luxurious sanctuary featuring a gas fireplace, panoramic mountain views, a spa-inspired ensuite wrapped in travertine tile with heated floors, and a spacious walk-in closet. Two additional bedrooms are bright and roomy, sharing a well-appointed full bathroom with travertine tile and heated flooring. The fully developed walkout basement includes a fourth bedroom, a stylish 3-piece bathroom with glass shower and heated floors, and a large recreation room-ideal for a home gym, theatre, or guest suite. Step out into your landscaped backyard and enjoy the tranquility of the reserve behind. This is a rare opportunity to own a ridge property that combines breathtaking views, thoughtful design, and exce...

3pc Bathroom 9.00 Ft x 5.58 Ft

Bedroom 11.92 Ft x 15.58 Ft

Exercise room 11.17 Ft x 11.08 Ft

Recreational, Games room 36.25 Ft x 23.42 Ft

Storage 8.58 Ft x 12.00 Ft

Furnace 17.00 Ft x 8.67 Ft

Family room 20.17 Ft x 15.50 Ft

Kitchen 17.58 Ft x 13.08 Ft

Laundry room 8.33 Ft x 9.17 Ft

Living room 12.92 Ft x 13.50 Ft

4pc Bathroom 10.00 Ft x 4.92 Ft

5pc Bathroom 12.08 Ft x 13.50 Ft

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Listing Presented By:



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2pc Bathroom 5.00 Ft x 5.58 Ft

Breakfast 10.92 Ft x 8.00 Ft

Dining room 14.92 Ft x 15.17 Ft

Bedroom 13.00 Ft x 17.00 Ft

Bedroom 11.17 Ft x 13.50 Ft

Primary Bedroom 14.33 Ft x 19.33 Ft