



6 Douglasbank Gardens Calgary Alberta

\$499,000

Enjoy a low maintenance lifestyle in this villa-style bungalow located in the well-managed adult (18+) community of Village on the Green in Douglasdale. This beautifully maintained home offers over 2,280 sq ft of total living space, including a finished basement. Additional highlights include central air conditioning, a central vacuum system and a single attached garage with additional driveway parking. Inside, the spacious living room features a brick fireplace and French doors flanked by windows that open to the private deck, encouraging a seamless indoor/outdoor lifestyle and cozy winter nights relaxing in front of the fire. The living and dining areas flow together, ideal for easy entertaining. The kitchen has been updated with granite countertops, classic grey cabinetry, white tile backsplash and includes a charming bayed breakfast nook perfect for morning coffees and casual gatherings. A true owner's sanctuary, the primary bedroom includes an updated 3-piece ensuite with granite counters and an oversized tiled shower. A second bedroom, a powder room and convenient main floor laundry complete this level. Hardwood floors in the kitchen, nook, and second bedroom enhance both style and durability. The fully finished lower level offers a large recreation room with flexible space for media, games, fitness or hobbies, plus a third bedroom and a 4-piece bathroom—ideal for hosting guests or creating a private retreat. All poly-b plumbing has been replaced for peace of mind. The rear deck looks out to mature evergreens and a shared green space, offering a sense of privacy and calm. The location is ideal for an active lifestyle with easy access to the Bow River pathway system, Fish Creek Park, transit, shopping, and Douglasdale Golf Course. Whether you're downsizing or seeking a lock-and-leave home base, this beautifully cared-for villa delivers comfort, convenience an...

Recreational, Games room 19.17 Ft x 24.25 Ft

Furnace 15.33 Ft x 27.17 Ft

Bedroom 10.50 Ft x 12.42 Ft

4pc Bathroom 12.33 Ft x 5.83 Ft

Foyer 9.58 Ft x 8.42 Ft

Living room 14.08 Ft x 15.83 Ft

Kitchen 9.08 Ft x 9.08 Ft

Breakfast 10.67 Ft x 7.75 Ft

Primary Bedroom 12.08 Ft x 13.58 Ft

Bedroom 9.92 Ft x 12.67 Ft

2pc Bathroom 5.00 Ft x 8.17 Ft

3pc Bathroom 5.33 Ft x 8.50 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<http://www.gregsquire.com>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

