



30 Douglasbank Gardens Calgary Alberta

\$724,900

Have you been looking for a SPACIOUS BUNGALOW VILLA in SE Calgary, but discovered they are often too small for you? Would you like a WALKOUT BASEMENT OVERLOOKING GREENSPACE, with QUICK ACCESS TO PATHWAYS (including the entire FISH CREEK pathway system)? Are you ready to DONATE THE LAWNMOWER and THROW AWAY THE SNOW SHOVEL? With this 'lock-and-leave' villa, you can travel with ease, OR stay home & stay active with a LONG WALK or even an E-BIKE RIDE IN FISH CREEK PARK (while someone else cuts the grass and pushes snow)! Come see 30 Douglasbank Gardens SE in the GOLF COURSE COMMUNITY of Douglasdale! Located in a QUIET CUL-DE-SAC location, with a TRUE DOUBLE GARAGE (roughly 21'x22', giving room for your vehicles plus some hobby space)! Enter from the garage (which is freshly painted) to a COMBINED MUDROOM AND LAUNDRY ROOM area. You will love having everything you need on one level! Step in the front door and immediately appreciate the fact that this villa offers 'ROOM TO BREATHE'. Plenty of windows and extra space between neighbours allows for LOTS OF NATURAL LIGHT! The main level is over 1600 SQ.FT. Perfect dining room for entertaining with room to EXTEND THE TABLE FOR SPECIAL DINNERS with family or friends. EXTENSIVE HARDWOOD FLOORING (in fantastic condition) and SOLID MAPLE BASEBOARDS, plus WHITE KITCHEN CABINETS for a CRISP AND CLEAN FINISH throughout the main level. The kitchen has a BUILT-IN WALL OVEN and GAS COOKTOP. There is a custom vented hood over the range. WINDOW in front of the KITCHEN SINK! The KITCHEN EATING AREA has more windows looking out to green space. Visit with your guests in your ELEGANT living room with a wood-burning fireplace (and gas ignitor, mantle and columns). The living room boasts ALMOST FLOOR TO CEILING WINDOWS on either side of the fireplace plus a built-in display cabinet. How about a possible SECOND BEDROOM ...

- 4pc Bathroom 7.75 Ft x 4.92 Ft
- Bedroom 11.58 Ft x 13.25 Ft
- Recreational, Games room 24.17 Ft x 13.17 Ft
- Storage 36.17 Ft x 29.92 Ft
- 3pc Bathroom 5.00 Ft x 7.58 Ft
- Dining room 14.83 Ft x 15.75 Ft
- Foyer 8.00 Ft x 8.58 Ft
- Kitchen 10.50 Ft x 10.08 Ft
- Laundry room 8.42 Ft x 8.25 Ft
- Living room 14.08 Ft x 19.17 Ft

Listing Presented By:



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RE/MAX Complete Realty

<http://calgary-villa-realtor-brian.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 8.00 Ft x 14.08 Ft

Bedroom 15.33 Ft x 12.67 Ft

Breakfast 10.50 Ft x 8.58 Ft

Primary Bedroom 11.83 Ft x 26.33 Ft

Other 6.42 Ft x 7.58 Ft