



## 306 Douglas Park Boulevard Calgary Alberta

\$789,000

Welcome to this fabulous Air Conditioned home nestled in the popular community of Douglasdale, in close proximity to the Bow River with lots of parks and open greenspaces. This community features plenty of walking paths, perfect for morning walks or family adventures! This gorgeous home boasts 5 spacious bedrooms (4 beds up, 1 bed down), 3.5 bathrooms, and offers 2,814 square feet of interior living space, designed to fit all of your family's needs. Be wowed as you enter into the home with gleaming hardwood floors, abundance of natural light and the immaculate presentation of the home. There is a large family/dining room that overlooks the front yard, perfectly suited for all sizes of gatherings. This home's architectural charm is highlighted by arched doorways, creating a seamless flow through the main floor and into the expansive living room. Here, custom built-ins and a cozy gas fireplace lend warmth and functionality, making it an ideal space for relaxation. The kitchen is a chef's delight, featuring marvelous granite countertops, an island for prep, a corner pantry and ample cabinet space. Entertain in the nook area or step outside onto the huge (32.6ft x 14.5ft) new low maintenance deck for a BBQ. There is a gorgeous backyard with a hot tub - a great place to relax after a long day! There is also a handy storage shed and planters - great for anyone wanting to grow their own produce or flowers. The upper level is home to four generous sized bedrooms, the master suite offers the perfect retreat with its lovely ensuite bathroom with soaker tub and separate shower. The fully finished basement includes an additional bedroom and a 3 piece bathroom with a fully tiled large shower. There is also a huge family/games room with a corner stacked stone fireplace and a wet bar - great for family movie nights! Did I mention the main floor laundry has almost new appliance...

Bedroom 8.83 Ft x 9.17 Ft

Recreational, Games room 6.83 Ft x 13.67 Ft

Family room 13.75 Ft x 19.92 Ft

Furnace 9.00 Ft x 19.50 Ft

3pc Bathroom 5.50 Ft x 5.67 Ft

Other 4.33 Ft x 6.33 Ft

Kitchen 8.75 Ft x 14.25 Ft

Laundry room 5.83 Ft x 6.75 Ft

2pc Bathroom 4.75 Ft x 6.67 Ft

Primary Bedroom 11.42 Ft x 13.00 Ft

Bedroom 10.17 Ft x 10.67 Ft

Bedroom 11.92 Ft x 14.92 Ft

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Listing Presented By:



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Dining room 11.33 Ft x 14.50 Ft  
Den 6.08 Ft x 10.00 Ft  
Living room 14.25 Ft x 14.33 Ft  
Breakfast 8.42 Ft x 9.83 Ft

Bedroom 10.42 Ft x 12.83 Ft  
4pc Bathroom 4.92 Ft x 8.42 Ft  
4pc Bathroom 8.17 Ft x 10.50 Ft