



## 3279 Douglasdale Boulevard Calgary Alberta

\$699,900

Ideally located for an active family, this beautiful Douglasdale Estates home is directly across from the school fields, minutes to the river paths, and has been extensively updated. A treed front yard is a pleasant spot to watch the kids walk to school. Double front doors were added to form a grand entrance to a large foyer, which gives way to a gorgeous open concept main floor. In the living area, a statement electric fireplace in a floor-to-ceiling hearth is a stunning new addition to the space, which feels both cozy and elegant in a natural palette of light wood and tranquil grey and white. An eat up island is the heart of the kitchen, which has been fully renovated, featuring eye-catching granite counters and tile backsplashes, full-height cabinetry and a full pantry as well as all new appliances. A sunny east-facing dining area gets amazing southeast light and offers direct access to the deck, perfect for grilling. The entry from the double-attached garage was updated with a new door and provides a laundry area as well as a powder room in a fantastic layout for a busy household. Upstairs, a bonus room at the front of the home will be a favourite relaxation zone. With its vaulted ceilings, mountain views, built-in shelving, and gas fireplace make it a great place to entertain. Most of the upper level was upgraded to hardwood floors, including the expansive primary retreat, which has a bay window sitting area and a massive walk-in closet. The remodeled ensuite is a serene, spa-like space, where a soaker tub presents a decadent wind down, while a glassed-in shower has both a rainfall and detachable shower head to make getting ready for the day just as enjoyable, and in-floor heating adds to the cozy factor. Both secondary bedrooms are generous in size, and the main bathroom is well-appointed with plentiful storage. The entire home has been professionally decorat...

Bonus Room 18.92 Ft x 17.58 Ft

Primary Bedroom 16.83 Ft x 19.17 Ft

4pc Bathroom 10.33 Ft x 8.58 Ft

Bedroom 9.67 Ft x 16.58 Ft

Bedroom 9.67 Ft x 9.92 Ft

4pc Bathroom 6.50 Ft x 7.75 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Furnace 12.83 Ft x 10.58 Ft

Storage 8.92 Ft x 9.17 Ft

Living room 16.75 Ft x 19.92 Ft

Kitchen 11.75 Ft x 13.08 Ft

Dining room 11.75 Ft x 8.25 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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

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

Recreational, Games room 17.58 Ft x 19.25 Ft

Laundry room 9.83 Ft x 11.17 Ft

Bedroom 10.67 Ft x 13.08 Ft

Foyer 9.75 Ft x 9.50 Ft