

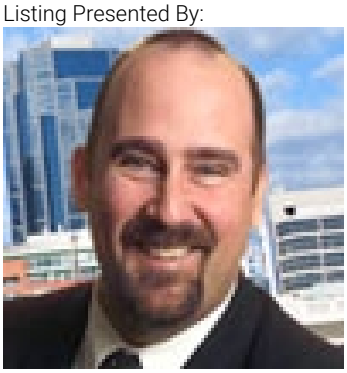
# 4 Douglas Park Boulevard Calgary Alberta

$889,900

**OPEN HOUSE! Saturday, November 21: 2-4pm!** EXCEPTIONAL RENOVATION | FORMER SHOWHOME | RARE TRIPLE ATTACHED GARAGE | NO POLY-B! This 1,705sqft bungalow offers over 3,100sqft of developed living space, featuring 4 bedrooms, 3 bathrooms and multiple inviting living areas. This bungalow showcases UNIQUE ARCHITECTURAL DETAILS including VAULTED and ELEVATED CEILINGS, EXPANSIVE WINDOWS, OPENED WALLS and SKYLIGHTS. The foyer opens to a bright living and dining area featuring KNOCKDOWN CEILINGS and TRIPLE-PANE Polar windows throughout. The dining area includes CUSTOM BUILT-IN CABINETRY with interior and UNDER-CABINET LIGHTING. An enclosed office/den is conveniently located nearby and could easily be converted to an additional bedroom. A stunning THREE-SIDED WOOD-BURNING FIREPLACE with log lighter and NEW TILE SURROUND creates a beautiful focal point, visible from several rooms. It connects the living spaces to a spacious family room with patio doors leading to the backyard. Enjoy the fully COMPOSITE DECK, generous grassed area, NEWER FENCE and storage shed. The family room flows into a second dining area overlooking the yard and a beautifully RENOVATED KITCHEN featuring a QUARTZ COUNTERTOP, INDUCTION COOKTOP and BRAND NEW APPLIANCES! A window and plant ledge overlooks the backyard. NEWER SKYLIGHTS further enhance the bright, open atmosphere throughout. The spacious master bedroom accommodates a king-sized bed and additional furniture and features a newly installed BUILT-IN CLOSET WALL. The gorgeous ensuite offers a deep SOAKER TUB, separate shower, QUARTZ countertop, DESIGNER TILE WORK, HEATED FLOOR and SKYLIGHT. The second bedroom is generously sized for a queen bed. The main bathroom is equally well appointed with a QUARTZ COUNTER, HEATED FLOOR and a tub/shower combination. The laundry room is conveniently located near the entrance to the RARE TRIPLE ATTACHED GARAGE, f...

Recreational, Games room 22.08 Ft x 22.00 Ft
Bedroom 14.67 Ft x 9.92 Ft
Bedroom 13.58 Ft x 12.92 Ft
3pc Bathroom 7.92 Ft x 6.83 Ft
Kitchen 11.42 Ft x 9.58 Ft
Other 9.92 Ft x 9.58 Ft
Office 12.75 Ft x 10.92 Ft
Primary Bedroom 13.75 Ft x 12.75 Ft

Listing Presented By:




Originally Listed by:
RE/MAX Landan Real Estate

http://www.calebreich.com/

**RE/MAX Realty Professionals**

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

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

Furnace 32.42 Ft x 12.25 Ft

Living room 14.08 Ft x 13.00 Ft

Dining room 13.00 Ft x 9.83 Ft

Family room 18.92 Ft x 15.00 Ft

Bedroom 10.42 Ft x 10.00 Ft

Laundry room 13.83 Ft x 5.00 Ft

4pc Bathroom 10.00 Ft x 8.08 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft