

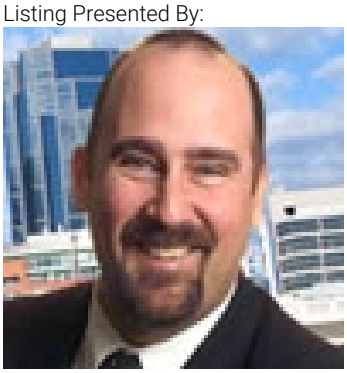
480 Douglasbank Court Calgary Alberta

$849,900

Welcome to 480 Douglasbank Court SE! This extensively upgraded family home offers an exceptional combination of space, comfort and peace of mind. Featuring four upstairs bedrooms, 3.5 bathrooms, a fully developed basement, central air conditioning and a heated garage, this home has been thoughtfully renovated with improvements throughout.The upper level offers four bedrooms, including two with walk-in closets - a rare and desirable layout. The home features renovated bathrooms, a beautifully updated kitchen, convenient main-floor laundry and a separate basement laundry area. The developed basement adds an additional bedroom, bathroom and spacious living area, ideal for guests, teenagers or extended family.Interior upgrades include luxury vinyl plank flooring and carpet, updated electrical outlets, switches and light fixtures, new doors and hardware, and new window coverings, including blackout blinds in the bedrooms. A wood-burning fireplace adds warmth and character, while central air conditioning provides year-round comfort.The extensive improvements go well beyond cosmetics. The roof has been updated, and all windows have been replaced with triple-pane Low-E units. The plumbing system has been substantially upgraded with new PEX piping, fixtures, exterior faucets, backflow prevention and a high-end water softener. The redesigned water distribution system features four manifolds with individual shut-off valves and built-in drain valves for easier servicing and winterization. Additional upgrades include spray-foam insulation in the basement header and joist bays and replacement of all bathroom exhaust fans.Outside, enjoy a hot tub, timed garden irrigation system, two garden sheds and fencing replaced on all three sides. Whole-house programmable LED perimeter lighting is conveniently controlled through a free smartphone app.The heated garage includes 220-volt elect...

Primary Bedroom 15.58 Ft x 13.67 Ft
4pc Bathroom Measurements not available
Other 7.42 Ft x 6.17 Ft
Bedroom 12.08 Ft x 9.33 Ft
Bedroom 12.33 Ft x 11.17 Ft
Bedroom 13.25 Ft x 9.33 Ft
Bedroom 17.83 Ft x 13.50 Ft
3pc Bathroom Measurements not available
Furnace 17.92 Ft x 13.83 Ft
Living room 14.50 Ft x 13.25 Ft
Dining room 16.50 Ft x 9.17 Ft
Kitchen 17.00 Ft x 11.00 Ft

Listing Presented By:



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Laundry room 8.42 Ft x 7.25 Ft

4pc Bathroom Measurements not available

Recreational, Games room 13.42 Ft x 10.50 Ft

Family room 15.92 Ft x 13.00 Ft

2pc Bathroom Measurements not available