



# 56 Douglasview Rise Calgary Alberta

\$684,900

Beautifully curated and immaculately maintained by the original owner, you will discover one of the nicest air-conditioned single-level living, 2+2-bedroom bi-levels, in the highly sought-after community of Douglasdale Estates. Convenient Location - Steps away from the Golf course, Bow River pathway, bike routes, park, dog park, ice rink, shopping, and transit, and located on a quiet, family-approved cul de sac. Situated on the top side of the community where pride of ownership can be easily seen, you will find this outstanding FULLY FINISHED home offering over 3000 square feet of thoughtfully developed and designed living space. Boasting 2 bedrooms up, a semi-formal dining room, a front living room, a grand family room, 2 full bathrooms, vaulted ceilings, a curved staircase, oversized windows, and many upgrades... this home will surely impress. Very bright and open design with the kitchen, including raised panel white cabinet doors, a center island with a flush eating bar, a corner pantry, a skylight, newer stainless steel appliances, and lots of countertop space. The family features a high vaulted ceiling, and your eyes will immediately be drawn to the gorgeous centralized gas fireplace with a mantel/tile surround. The spacious Primary Suite features your private ensuite and walk-in closet for you to enjoy. The fully developed lower level includes a recreation room, 2 more bedrooms, an extra generous flex room, a laundry room/utility, and a workshop area. Going above and beyond, you will step out of the beautiful backyard boasting a lovely oasis featuring mature landscaping, back fenced, an upper wood BBQ deck (gas line), a large grassy area, a 20' x 17' concrete paver patio, and 2 car attached 22 x 22 garage. To complete this home, the exterior elevation showcases gorgeous stone details, and it is situated on an oversized interior lot. Check and Compare! It is a...

Bedroom 13.17 Ft x 9.50 Ft  
 Laundry room 14.17 Ft x 10.83 Ft  
 Recreational, Games room 22.67 Ft x 11.83 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 10.75 Ft x 8.67 Ft  
 Living room 13.67 Ft x 12.42 Ft  
 Kitchen 17.08 Ft x 11.00 Ft

Dining room 13.00 Ft x 10.00 Ft  
 Primary Bedroom 15.25 Ft x 14.00 Ft  
 Bedroom 11.42 Ft x 9.67 Ft  
 Foyer 7.17 Ft x 5.67 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Breakfast 8.50 Ft x 6.50 Ft

Listing Presented By:



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