



63 Douglas Park Boulevard Calgary Alberta

\$730,000

This home is simply impeccable and proudly offered by its original owners. Thoughtfully maintained and updated, the property features a vinyl and stone front exterior, with Poly B professionally removed, central air conditioning, and a freshly painted exterior. Built by Jager Homes in the desirable Birchwood model, the home showcases quality craftsmanship throughout. Upon entry, you are welcomed by an open-to-above front foyer accented by hardwood flooring. A front-facing flex room with carpet offers versatility as a home office or sitting room and leads into the formal dining area, complete with pocket French doors. The spacious kitchen and nook were beautifully renovated in 2008, featuring extended-height cabinetry, with solid wood cabinet doors, granite countertops, a full appliance package, pantry cabinet, and a diagonal tiled backsplash. The bright nook is surrounded by windows with shutters and includes a garden door with phantom screen, opening to a massive and private south-facing backyard. This exceptional outdoor space features mature grapevines and lavender, a lower patio, a five-year-old fence, and an expansive lawn ideal for children and pets. Back inside, the family room enjoys peaceful backyard views and is anchored by a gas fireplace with tiled surround. The main level is completed by a 2-piece bathroom with granite storage vanity, a functional laundry room with coat closet and additional upper cabinetry, and direct access to the double attached garage, which is insulated, drywalled, painted, and well finished. Upstairs, carpet and railing lead to a well-laid-out upper level offering four bedrooms and two full bathrooms. The front bedroom features an IKEA-built-in closet system plus an additional closet, while two additional bedrooms are thoughtfully positioned with a 4-piece bathroom in between, complete with a granite storage vanity. The primary ...

Furnace 5.50 Ft x 8.33 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Recreational, Games room 33.83 Ft x 19.67 Ft

Storage 15.58 Ft x 12.33 Ft

Office 10.67 Ft x 12.00 Ft

Dining room 10.67 Ft x 11.08 Ft

Laundry room 6.00 Ft x 8.58 Ft

Breakfast 9.92 Ft x 8.00 Ft

Foyer 5.08 Ft x 8.83 Ft

Bedroom 11.33 Ft x 11.00 Ft

Bedroom 10.58 Ft x 8.75 Ft

Bedroom 10.67 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:
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Kitchen 11.67 Ft x 12.25 Ft

Living room 12.00 Ft x 15.92 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Primary Bedroom 13.83 Ft x 13.58 Ft

4pc Bathroom 5.00 Ft x 8.50 Ft

4pc Bathroom 12.00 Ft x 12.42 Ft