

**29 Douglasbank Way SE**  
**Calgary, Alberta**

**MLS # A2216111**



**\$949,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,141 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Stone Counters, Vaulted Ceiling(s)		

**Inclusions:** None

**LOCATION GOLDMINE!** Nestled in Douglasdale, this home offers breathtaking views of green space, the Bow River, and scenic pathways. Plus, it backs onto a driving range—far enough that stray golf balls are a rarity, so no need to worry about surprise backyard hazards. Situated on a quiet street with picturesque views. **LUXURY, ELEVATED!** Over 3,100 sq ft of fully renovated elegance, with meticulous upkeep ensuring it remains in top-tier condition. **EXTRAS THAT SEAL THE DEAL:** Composite siding, newer windows and roof, Phantom screens, high-efficiency furnace, new hot water tank (2019), A/C, and built-in Vacuflo, SW facing backyard with Duradeck & gas hookup for grilling perfection. **HIGHLIGHTS INCLUDE:** Vaulted ceilings that elevate the living space, gourmet kitchen with quartz countertops, full height cabinets, and premium appliances, bright breakfast nook flowing into a cozy family room featuring a wood-burning fireplace with gas assist. The **UPSTAIRS** is an OASIS in itself. Primary retreat with incredible views, a custom walk-in closet, & spa-like ensuite with heated floors, 2 additional spacious bedrooms plus a stylish full bathroom. **FINISHED BASEMENT PERKS:** Rec area for movie nights or workouts, Office/den for a quiet workspace, **FOURTH** bedroom plus full bath, & plenty of storage space. Enjoy a large, private backyard with mature trees. Your backyard has direct paths to the Bow River and its scenic pathways. **LOCATION PERKS:** Quick access to Deerfoot and Glenmore Trail with schools, shopping, and dining all nearby. For the sports enthusiasts, you will find top-tier fitness facilities such as the YMCA and Gold’s Gym, playgrounds, parks, outdoor skating rink. This is a **GREAT** find, don't miss out!