$789,900 - 3110 Douglasdale Boulevard Se, Calgary

MLS® #A2207006

$789,900
4 Bedroom, 4.00 Bathroom, 2,295 sqft
Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Wow! BEAUTIFUL MOUNTAIN VIEW. Welcome to this beautifully appointed home with over 3200 sqft of developed space, perfectly located, it offers the ideal balance of peace and convenience with only a 5-minute walk to nearby schools and the Bow River pathway system and a short drive to nearby shopping centers. As you enter the home, you're immediately greeted by gleaming hardwood floors that span through foyer, office/den and dining room, adding warmth and elegance to the space. The open-concept kitchen is a true highlight, beautifully designed with stylish cabinetry with under-mount lighting, sleek granite countertops, and a striking tile backsplash. Equipped with stainless steel appliances, this kitchen is perfect for both everyday meals and entertaining guests, offering both functionality and modern flair. The living room features large windows that fill the space with an abundance of natural light and beautiful views, creating a bright and inviting atmosphere. All the windows throughout the home are TRIPLE GLAZED. The combination of a cozy gas fireplace for the winter and central air conditioning for the summer ensures year-round comfort, making it the perfect spot for relaxation or entertaining. The large deck with stunning mountain views is a peaceful retreat and a perfect spot for relaxing, entertaining and hosting outdoor gatherings. Head upstairs to discover three generously sized bedrooms and a versatile large bonus

room. The primary bedroom is a true retreat, offering ample space to comfortably fit a king-size bed. It features a large walk-in closet with custom built-in organizers and a stunning 4-piece ensuite bathroom, complete with a large luxurious jetted soaker tub and stand up shower. This serene space is designed to provide the ultimate in comfort and relaxation. The two spare bedrooms are both spacious and thoughtfully designed, offering plenty of room for your family or guests. These rooms can easily adapt to your needs, whether as children's rooms, a home office, or guest spaces. The convenience of upstairs laundry saves time with unnecessary trips. The fully developed walk-out basement adds additional living space for a home gym, or a cozy entertainment area with a 4th bedroom and 3pc bathroom. The west-facing private backyard features a stone patio, creating an ideal setup for summer BBQs or entertaining family and friends. Whether you're relaxing outdoors or hosting a gathering, this space offers both comfort and style, making it the perfect extension of your living area. Roof 2016, added R-50 insulation in attic 2024. Fully permitted basement development 2018.

Built in 1996

Essential Information

MLS® #	A2207006
Price	$789,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,295
Acres	0.11
Year Built	1996
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3110 Douglasdale Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2T1

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2025
Days on Market	29

Zoning	R-CG

Listing Details

Listing Office	RE/MAX First

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