

\$749,800 - 3430 Douglasdale Boulevard Se, Calgary

MLS® #A2256433

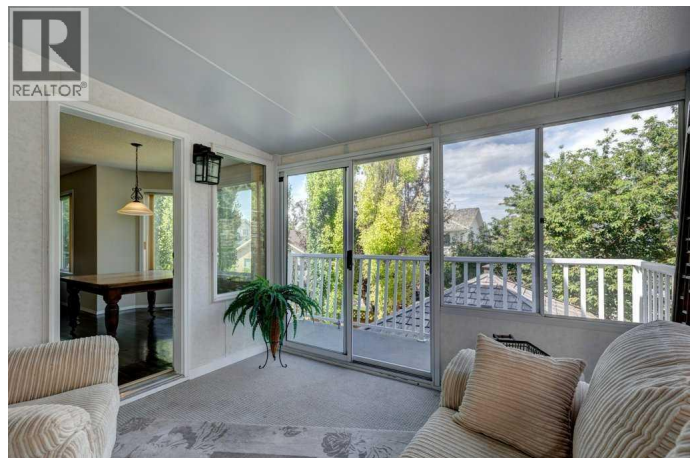
\$749,800

4 Bedroom, 4.00 Bathroom, 2,386 sqft

Single Family on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Warm & Welcoming 4+ Bedroom Family Home - Discover the perfect blend of comfort, space, and charm in this beautifully maintained home, ideally situated in a fantastic location close to shopping, groceries, and excellent schools. Set in a mature neighborhood with tree-lined streets, mountain views and Fish Creek Park, this home offers room for everyone and every activity. Upstairs, you'll find four generous bedrooms, including a spacious primary suite with ensuite and mountain views between the trees. In fact, all the bedroom windows are triple pane to provide the quietest most temperature constant environment upstairs. The main level also has triple pane windows on the largest windows, both family room and kitchen nook. This large central kitchen is the heart of the home, connecting seamlessly to the inviting family room with its cozy gas fireplace, large breakfast nook and a delightful sun room balcony to soak in the views. The lower level boasts a huge recreation room—also with a gas fireplace—that opens to a covered patio, perfect for year-round enjoyment. With lots of storage, and 2 flexible area/rooms that could become lower level bedrooms or offices or craft rooms, or you could have up to six bedrooms in total. Additional highlights include an enclosed private hot tub for all-weather relaxation, built-in vacuum, two hot water tanks (2025, 2022) so you'll never run out of hot water, 220V in the garage, and thoughtful updates throughout. With concrete stairs down the side



of the home, there is easy access to the lower level. With a second dishwasher and bar fridge, the lower level is a perfect spot for entertaining! This is more than just a house—it's the space where memories are made. Call your favorite realtor today!
(id:6289)

Built in 1997

Essential Information

Listing #	A2256433
Price	\$749,800
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,386
Acres	0.11
Year Built	1997
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3430 Douglasdale Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
Province	Alberta
Postal Code	T2Z3A8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Wet bar, Closet Organizers, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Basement	Walk out

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office TREC The Real Estate Company



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