

\$775,000 - 161 Douglasview Rise Se, Calgary

MLS® #A2257557

\$775,000

4 Bedroom, 4.00 Bathroom, 1,948 sqft

Single Family on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Beautifully upgraded, and backing onto the 10th hole of Eaglequest Golf Course, this Douglasdale home blends elegant design with exceptional location. From the moment you arrive, immaculate landscaping and undeniable curb appeal hint at the pride of ownership throughout. Inside, a grand entryway with soaring ceilings, fresh paint, and a statement chandelier set the tone for a bright, airy interior. Floor-to-ceiling bay windows fill the living room with natural light, highlighting gleaming hardwood floors that flow into the open-concept dining area. The kitchen features a striking palette, new stainless appliances, a new sink and garburator, and a full pantry. The eat-up island and sunny breakfast nook offer serene golf course views; the perfect spot for your morning coffee. Outside, an expansive deck has glass paneled railings designed to immerse you in the peaceful setting. Back inside, the cozy family room is ideal for relaxing by the gas fireplace, while a main floor office, powder room, and laundry area with a brand-new washer and dryer add both function and flexibility. The oversized double-attached garage is thoughtfully equipped with built-in storage and a new smart door opener. Upstairs, the primary retreat is stunning with vaulted ceilings, arched windows, a spacious custom walk-in closet, and a spa-inspired ensuite with a jetted tub and separate shower. Two more generous bedrooms and a large main bath complete the upper level. The finished



basement is a standout, offering one of the brightest lower levels youâ€™ll find. A second gas fireplace anchors the expansive rec room, perfect for movie nights, a home gym, or games area. Youâ€™ll also find a second office with built-ins and bay windows, a half-bath, and loads of storage space in the utility room. Additional features include central air conditioning, a smart thermostat, and an irrigation system. Outside, the deck steps down to a stamped concrete patio and a lush lawn edged in mature foliage is the perfect setting any time of day. Located in a highly walkable neighborhood close to schools, parks, and sports fields; the Bow River Pathway is also nearby. Fish Creek Park is just a block away, while South Trail Crossingâ€™s shops and dining are minutes from your door. Quick access to Deerfoot and Stoney Trails makes commuting or weekend adventures a breeze. This home truly has it allâ€”style, comfort, and unbeatable surroundings. Book your showing today!

(id:6289)

Built in 1994

Essential Information

Listing #	A2257557
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Square Footage	1,948
Acres	0.11
Year Built	1994
Type	Single Family
Sub-Type	Freehold

Community Information

Address	161 Douglasview Rise Se
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Subdivision Douglasdale/Glen
City Calgary
Province Alberta
Postal Code T2Z2H8

Amenities

Amenities Golf Course, Playground, Scl
Features No neighbours behind, No Sr
Parking Spaces 4
Parking Attached Garage
of Garages 2

Interior

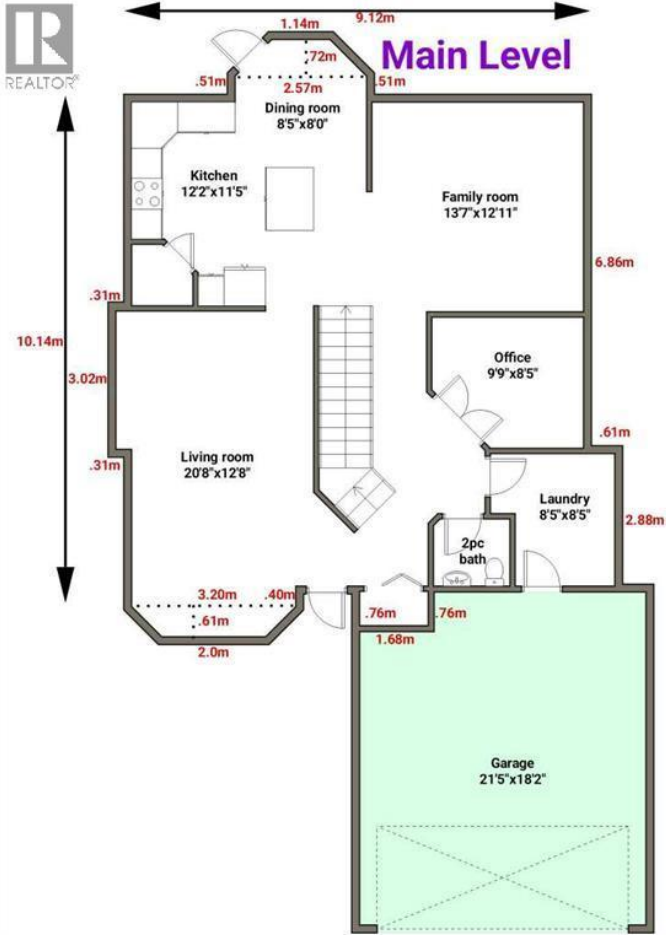
Appliances Washer, Refrigerator, Dishwa
Range Hood Combo, Window
Heating Natural gas Forced air
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 2
of Stories 2
Has Basement Yes

Exterior

Exterior Vinyl siding
Exterior Features Underground sprinkler
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Real Broker



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