

\$895,000 - 163 Douglasview Road Se, Calgary

MLS® #A2260401

\$895,000

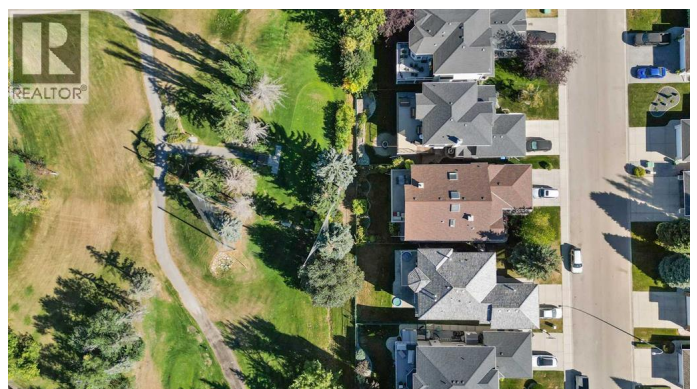
4 Bedroom, 3.00 Bathroom, 1,688 sqft
Single Family on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

BEAUTIFULLY CURATED |
AIR-CONDITIONED BUNGALOW | GOLF
COURSE LOCATION | WALKOUT LOWER
LEVEL | 3347+ SQ. FT. OF LUXURY
LIVING Immaculately maintained and
thoughtfully designed, this custom-built Shane
Home is one of the most desirable golf course
bungalows in the highly sought-after
community of Douglasdale. Perfectly situated
on picturesque Douglasview Road—where
pride of ownership shines—this fully finished
home offers over 3347+ sq. ft. of refined living
space. Step inside and be impressed by
14'™ ceilings, vaulted family room ceilings,
oversized windows, and raised skylight bays
that flood the home with natural light. The
heart of the home is the chef's™ kitchen,
featuring timeless raised-panel white
cabinetry, white quartz counters, a gas
cooktop, built-in wall oven, pantry, overhead
skylight bay, and sleek stainless steel
appliances. The kitchen flows into the dining
room and breakfast nook, opening to the
grand family room with soaring ceilings, a
three-way fireplace, and expansive views of
the private backyard. Gleaming hardwood
floors and a flared staircase add a sense of
elegance and warmth throughout. The
spacious primary suite offers vaulted ceilings,
a walk-in closet, and a spa-inspired ensuite
with a jetted tub and dual vanities. The fully
developed walkout lower level features in-floor
heating, two additional bedrooms, a recreation
room with wet bar, a dedicated office, a full



163 DOUGLASVIEW ROAD SE
REALTOR®
REG. MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 1687.72 Sq Ft. / 156.79 m²
TOTAL ABOVE GRADE RMS SIZE - 1687.72 Sq Ft. / 156.79 m²
BASEMENT DEVELOPED AREA (BG) - 1378.13 Sq Ft. / 128.03 m²
BASEMENT UNDEVELOPED AREA (BG) - 281.51 Sq Ft. / 26.15 m²
TOTAL AG/BG AREA - 3347.36 Sq Ft. / 310.97 m²



bath, and an oversized utility/storage room”perfect for family living and entertaining.Step outside to your very own private oasis with an upper BBQ deck, lower concrete patio, large grassy area, and mature landscaping with trees offering beauty and privacy. The north-facing backyard is designed for relaxation and entertaining.Additional highlights include: Central A/C for year-round comfort Stone and stucco exterior with elegant curb appeal Covered front porch for morning coffee moments Resort-style outdoor living spacesThis is a rare offering in an outstanding go If course community”luxury, lifestyle, and location all in one.Check & compare”this one is a must-see! Call your friendly REALTOR® today to book a private viewing. (id:6289)

Built in 1995

Essential Information

Listing #	A2260401
Price	\$895,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,688
Acres	0.12
Year Built	1995
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	163 Douglasview Road Se
Subdivision	Douglasdale/Glen
City	Calgary
Province	Alberta
Postal Code	T2Z0N6

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Wet bar, PVC window, No neighbours behind, Closet Organizers, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Water softener, Cooktop - Gas, Dishwasher, Oven, Microwave, Garburator, Hood Fan, Garage door opener
Heating	Natural gas Central heating, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Fruit trees, Landscaped, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Jayman Realty Inc.



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