

\$724,000 - 161 Douglasbank Way Se, Calgary

MLS® #A2262637

\$724,000

4 Bedroom, 4.00 Bathroom, 1,844 sqft

Single Family on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to 161 Douglasbank Way SE, a beautifully updated family home tucked away on a quiet, tree-lined street in the heart of Douglasdale. With over 2,700 square feet of developed living space and a sunny south east-facing backyard, this warm and inviting property offers the perfect balance of comfort, functionality, and timeless style. The main floor welcomes you with a vaulted foyer and rich hardwood floors that flow throughout the open and thoughtfully designed layout. A front flex room provides an ideal space for a home office or reading nook, while the formal dining room is perfect for family dinners and special occasions. The spacious kitchen features granite countertops, stainless steel appliances, and plenty of cabinet and prep space, opening to a bright breakfast nook that overlooks the backyard. Adjacent to the kitchen, the family room offers a cozy retreat with a wood-burning fireplace framed by a rustic barnwood feature wall, creating a warm and welcoming atmosphere for relaxing or entertaining. A two-piece bathroom and a convenient laundry room complete the main level. Upstairs, the primary bedroom feels like a private retreat with a walk-through closet featuring custom organizers and a modern three-piece ensuite with a glass shower. Two additional bedrooms and a four-piece bathroom with a jetted tub provide ample space for family or guests. The fully developed basement adds exceptional versatility with a large recreation area, wet bar, fourth bedroom, beautifully updated



three-piece bathroom, and a bonus flex area perfect for a home gym, playroom, or hobby space. Step outside to your south east-facing backyard, complete with a spacious deck (2020), privacy walls, and a peaceful setting ideal for summer gatherings or quiet evenings. The double attached garage adds everyday convenience, while thoughtful upgrades throughout the home ensure peace of mind for years to come. Notable updates include a new roof (2019), new furnace (2020), new deck (2020), updated eavestroughs and downspouts, upgraded light fixtures, keyless smart lock, and new upstairs windows. Perfectly located near schools, parks, golf, river pathways, and shopping, this home offers the best of community living with easy access to major roadways and all the amenities Calgary's southeast has to offer. Warm, welcoming, and move-in ready - 161 Douglasbank Way SE combines thoughtful updates, classic design, and everyday comfort in one of Calgary's most desirable family neighbourhoods. (id:6289)

Built in 1989

Essential Information

Listing #	A2262637
Price	\$724,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,844
Acres	0.11
Year Built	1989
Type	Single Family
Sub-Type	Freehold

Community Information

Address	161 Douglasbank Way Se
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Subdivision	Douglasdale/Glen
City	Calgary
Province	Alberta
Postal Code	T2Z1V7

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Closet Organizers, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Wine Fridge, Dryer, Microwave, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

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

Listing Details

Listing Office	RE/MAX iRealty Innovations
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