

**68 Douglas Park Boulevard SE
Calgary, Alberta**

MLS # A2162818



\$629,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,798 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 3 Storage Sheds, Gazebo, Tv Mount

OPEN HOUSE THIS SUNDAY SEPTEMBER 22ND FROM 12-2PM!! Three-bedroom, 2.5-bathroom home offering almost 1800sqft in Douglasdale Estates! Located just a block from the Bow River and miles of walking paths and just blocks from the community public and catholic schools. There are three bedrooms up with the master suite featuring a full private ensuite bathroom. The main floor has extensive hardwood throughout with a front living room/dining room combination. An open concept through the kitchen, eating nook, and main floor family room with gas fireplace combine to create a great living space for family living and entertaining. The half bath and main floor laundry complete a great floorplan. The lower level is unfinished and gives you a clean slate for future development. The fully landscaped backyard with apple and cherry trees, complete with a large deck, fence, and storage shed is perfect for enjoying outdoor living! Estate community. Easy access to walking paths along the Bow River and community schools. Family designed home in a family-oriented community!