

60 Douglasview Park SE
Calgary, Alberta

MLS # A2174953



\$599,999

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|------------------|--|---------------|-------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/Duplex | | |
| Style: | Bungalow, Side by Side | | |
| Size: | 1,311 sq.ft. | Age: | 1995 (29 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Insulated | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Landscaped, Pie Shaped Lot | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 490 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bidet, Ceiling Fan(s), Granite Counters, Kitchen Island, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: none

Welcome to the adult living complex (18+) in the highly desirable Douglasdale community! This charming semi-detached end unit bungalow offers a remarkable blend of comfort and convenience, featuring over 2,100 sq. ft. of meticulously designed living space, all ready for you to move in. Upon entering, you'll be greeted by an abundance of natural light that enhances the thoughtfully crafted floor plan. The impressive VAULTED CEILING create an airy atmosphere, while the front flex room provides a multifunctional space ideal for a home office, hobby area, or guest accommodations. The kitchen features stainless steel appliances, elegant granite countertops, and ample oak cabinetry. The peninsula island offers generous prep space, complemented by a cozy dining nook, perfect for casual meals. The spacious dining and living room combination features classic hardwood flooring, a corner gas fireplace, and a phantom screen door that opens to a low-maintenance composite deck, overlooking the large sunny yard with mature trees—an ideal setting for entertaining and outdoor relaxation. Retreat to the generous master suite, complete with a walk-in closet and a spacious ensuite bathroom featuring a soothing corner tub, separate shower, and bidet. The convenience of main-level laundry and access to a double car garage, equipped with epoxy flooring, extensive cabinetry, and slatwall storage ensures effortless organization and functionality. The lower level reveals a thoughtfully developed basement, showcasing two sizable bedrooms, a four-piece bathroom, a versatile flex or craft room, and an entertainment area. Abundant storage options ensure everything can be neatly organized. This exceptionally maintained complex is pet-friendly, with board approval, fostering a warm and welcoming community atmosphere. Ideally located just minutes from

scenic walking paths, parks, schools, a golf course, shopping, and transit options, this residence offers unparalleled convenience. Don't miss this extraordinary opportunity—call your favorite Realtor today to schedule your private showing and prepare to embrace your new lifestyle!