

**33 Douglasview Park SE**  
**Calgary, Alberta**

**MLS # A2176403**



**\$725,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Douglasdale/Glen   |               |                   |
| <b>Type:</b>     | Residential/Duplex   |               |                   |
| <b>Style:</b>    | Bungalow, Side by Side   |               |                   |
| <b>Size:</b>     | 1,326 sq.ft.   | <b>Age:</b>   | 1995 (29 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Landscaping |               |                   |

|                    |                                     |                   |        |
|--------------------|-------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Forced Air                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | \$ 417 |
| <b>Basement:</b>   | Finished, Full                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame            | <b>Zoning:</b>    | M-CG   |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -      |

**Features:** Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to your dream bungalow villa, a stunning, fully renovated residence that offers a luxurious living experience with no detail overlooked. Step into the beautifully designed open concept layout featuring vaulted ceilings and an abundance of natural light, highlighted by a gourmet kitchen equipped with high-end Dacor dual fuel gas range and panelled Bosch appliances. Enjoy the unique 30" Kitchenaide microwave built into custom cabinetry, alongside a spacious 11ft island with granite countertops and lots of seating, complete with soft-close drawers that feature custom cutlery dividers and a delightful coffee bar with a separate plug. The elegant dining area flows seamlessly through the double french doors into a bright office, dining room or den, while the cozy living room showcases a stunning gas fireplace surrounded by new rock, perfect for cozy evenings. New light fixtures throughout, including a large modern ceiling fan enhance the ambiance. The primary suite boasts a renovated ensuite with vaulted ceilings, heated tile floors, dual sinks and a stylish tiled shower, while a clever powder room features a panelled wall that conceals the laundry area. Downstairs, enjoy a fully renovated bathroom complete with a glass-enclosed shower with built-in glass shelving and a relaxing soaker tub, complemented by gorgeous glass stair railings. With new engineered hardwood flooring, updated baseboards, double-sided Napoleon electric fireplace and fresh paint throughout—including the garage—this home exudes modern elegance. Recent updates include enhanced electrical plugs to ensure comfort and practicality, while triple-pane windows add energy efficiency. Nestled in a mature, quiet complex just minutes from the Bow River pathway, shopping, golf, easy commuting, this exquisite villa is a rare find—don't miss your chance to make it

your own!