

**2256 Douglasbank Crescent SE
Calgary, Alberta**

MLS # A2178545



\$765,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,198 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Lawn		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Vinyl Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Natural Woodwork, No Animal Home, Pantry, Stone Counters, Walk-In Closet(s)

Inclusions: Refrigerator in garage, air conditioner

Open house Sat Sunday January 5 from 2 to 5

Fantastic family home. Quiet street, just steps away from the beautiful River Walkway to Fishcreek Provincial Park. This home also has easy access to Deerfoot, shopping and other amenities such as Eaglequest Golf Course. As you enter the generous lobby of this home, the sight finished hardwood gleams as if welcoming you in to enjoy the cozy Living Room immediately to the left. The living room, with its big window, flows into the spacious Dining Room lending itself to comfortable entertaining. The heart of the home is the bright kitchen with loads of granite countertops and white cabinets. There are plenty of cabinets in this kitchen as well as a pantry for ample storage. Adjacent is the perfect eating nook with big windows. The open concept great room has a built-in desk for homework or laptops. The great room invites cozy nights by the fire in the family room area. Convenient access to the back deck from the great room where the living space is continued in the covered deck and back garden. The main floor is completed with a powder room and a laundry room with access to the generous garage. The gleaming hardwood continues up to the second floor and into the open office space. The two good sized bedrooms, great for children's (offices or hobby) rooms are close to the 4-piece washroom as well as the Primary suite. The spacious Primary fits large furniture pieces easily and has a well appointed 5 piece En-Suite with a walk-in closet. The unspoiled basement is ready with a bathroom rough in, for development to your taste. Buyers will be delighted to know the furnace and hotwater tank were replaced in 2019