

# \$849,900 - 343 Douglasbank Place Se, Calgary

MLS® #A2192831

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,963 sqft  
Residential on 0.14 Acres

Douglasdale/Glen, Calgary, Alberta

Nestled in a serene cul-de-sac just steps away from the river and nature, this extensively remodelled residence provides an unparalleled opportunity to have it all – modern living in an established neighbourhood! The layout showcases a desirable –four bedrooms up– configuration. The exterior is extraordinary with an extended driveway accommodating up to four vehicles which sets the stage for profound curb appeal. The entire residence has been fully remodelled offering a cohesive design and contemporary aesthetic on all levels. The front entrance foyer is adorned with natural light and transitions into a beautiful family room - an unforgettable space for friends and family to gather! The family room has an allocated area that can be designated for an in-home office, dining nook, playroom or library. The gourmet kitchen is exquisite and its notable design features ample cabinetry complimented by quartz details. The kitchen hosts sophisticated tile, an array of full-sized drawers, high-class appliances including a built-in dishwasher, cooktop and wall-oven. This culinary retreat is impressive and its –I-shaped– design is enhanced by a large island with seating for four. The kitchen overlooks the ambient formal dining room enriched by a cozy wood burning fireplace. This versatile room could be converted into a second family room. From here, you can access your outdoor oasis. Your private, west-facing backyard is elevated by an inspiring deck and your little



ones and furry friends will enjoy plenty of grassed areas. A powder room is conveniently tucked away from the main living areas. Ascend upstairs and walk through the double doors and into your primary bedroom. This haven has a walk-in closet and a brand new five-piece spa. Your brand new spa includes a soaker tub, dual vanities and an expansive shower with tile. The upper has space for your growing family and guests with three additional, large bedrooms! The upstairs is completed by a shared five-piece bath with dual vanities â€“ making getting ready for school much easier. The newly finished lower level is a haven for relaxation and entertainment, offering a wide-open recreational room plus a versatile den â€“ an ideal spot for teenagers or for an in-home gym. This property features a heated double garage, air-conditioning, and an irrigation system! The interior of this home is new, and you are able to put your feet up and know that the big-ticket items on the exterior are relatively new too: Shingles (2013), Windows (2011/2012), Washer/Dryer (2016) Full Interior Remodel (2024) and a newer Furnace. This residence is in the highly coveted community of Douglas Dale which is home to a Golf-Course, the Bow-River and in close proximity to the pathway system of Fish Creek Park. The area has amenities, schools, shopping and quick access to major roadway systems such as Deerfoot and Stoney Trail. This residence is a once in a lifetime property and leaves nothing to be desired! Open House Saturday 2:00-4:00pm

Built in 1989

### **Essential Information**

MLS® #	A2192831
Price	\$849,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,963
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	343 Douglasbank Place Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2C2

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Additional Parking, Driveway, Front Drive, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Humidifier, Stove(s)
Heating	Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Underground Sprinklers, Cul-De-Sac, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	36
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.