Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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211 Douglasview Road SE
Calgary, Alberta

MLS # A2352266

$1,249,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,517 sq.ft.	**Age:**	1995 (31 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Garden, Landscaped, On Golf Course, Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, High Ceilings, Kitchen Island		

Inclusions: N/A

Open House Saturday and Sunday, October 17 & 18, 2-4P. Extremely Rare Opportunity, nestled within the highly desired community of Douglasdale, this exceptional two-story detached home presents an unparalleled opportunity for discerning families seeking both space and serenity. With over 2500 square feet above grade and a beautifully finished walkout basement, this residence unfolds to reveal generous living areas designed for both entertaining and quiet relaxation. Discover a large inviting main level featuring hardwood floors, formal living room, dining area, bright kitchen, breakfast nook, family room, main-floor office and laundry room. Upper level has new updated luxury vinyl plank throughout, a large primary suite along the back of the home, with a generous ensuite and walk-in closet. Two good size bedrooms complete the upper floor along with a 5 piece bath. A walkout basement, with two additional bedrooms, a full bathroom, and a finished recreation room offer flexibility and endless possibilities for recreation or guest accommodation. A large storage/utility room completes the lower level. Stepping outside, one finds themselves enveloped by a massive backyard meticulously landscaped and boasting a charming garden, all while enjoying breathtaking views and backing directly onto the golf course—a truly enviable setting. A large deck and patio with fire pit invites outdoor enjoyment, while the double attached garage provides secure parking for your vehicles. Situated within close proximity to sought after schools, Fish Creek Park, and vibrant shopping destinations, this home embodies both convenience and tranquility. With its walkout basement, large yard, new light fixtures and fresh paint, all within a highly desired community, this exceptional residence is poised to become a cherished sanctuary for generations to come—a great

family home you won't want to miss.

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