

161 Douglasbank Way SE  
Calgary, Alberta

MLS # A2275936

**\$669,900**



<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,844 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

\*Open House on Sunday, January 11, 12-4pm\* Welcome to 161 Douglasbank Way SE, an inviting and thoughtfully updated family home nestled on a quiet, tree-lined street in the established community of Douglasdale. Offering over 2,700 sq. ft. of developed living space and a sunny south-east facing backyard, this home delivers space, warmth, and everyday functionality in a location families love. From the moment you step inside, the home feels bright and welcoming. A soaring vaulted foyer and rich hardwood floors set the tone, leading into a well-designed main floor ideal for both daily living and entertaining. A versatile front flex room works perfectly as a home office or quiet sitting area, while the formal dining space is made for hosting family gatherings. The kitchen is the heart of the home, featuring granite countertops, stainless steel appliances, ample cabinetry, and a cheerful breakfast nook overlooking the backyard. The adjoining family room is warm and comfortable, highlighted by a wood-burning fireplace and custom barnwood feature wall—perfect for cozy evenings in. A convenient laundry room and powder room complete this level. Upstairs, the primary bedroom offers a peaceful retreat with a walk-through closet complete with custom organizers and a modern three-piece ensuite with a glass shower. Two additional bedrooms and a spacious four-piece bathroom with a jetted tub provide excellent accommodation for kids or guests. The fully developed basement expands your living options with a large recreation area, wet bar, fourth bedroom, and a beautifully updated three-piece bathroom. A bonus flex space is ideal for a home gym, play area, or hobby room—making this level both functional and adaptable. Outside, enjoy the south-east facing backyard with a spacious deck (2020), privacy walls, and mature surroundings—perfect for

summer BBQs, morning coffee, or quiet evenings outdoors. A double attached garage adds everyday convenience, while numerous upgrades offer peace of mind, including a new roof (2019), new furnace (2020), new deck (2020), updated eavestroughs and downspouts, upgraded lighting, keyless smart lock, and new upstairs windows. Ideally located close to schools, parks, golf courses, river pathways, and shopping, with easy access to major routes, this home combines lifestyle, comfort, and long-term value in one of Calgary's most desirable southeast communities. Move-in ready, well cared for, and beautifully presented, 161 Douglasbank Way SE is a home you'll be proud to call your own.