

127 Douglasbank Court SE  
Calgary, Alberta

MLS # A2279428

**\$864,900**



<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,159 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Oversized, See Remarks		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, No Neig		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Pool table

A rare opportunity to own a beautiful home backing directly onto the Bow River with a private west facing backyard. It features a unique oversized garage that appears as a standard two car garage, but has plenty of room for multiple vehicles and work space. The house is immaculate and move in ready with all 3 levels fully finished and recently painted. The main level features oak hardwood flooring and a family friendly floor plan. Generous sized kitchen with granite countertops and eating area with a view looking out at the green space. Enjoy entertaining in the living room with a vaulted ceiling and an elegant dining room. Upstairs you will enjoy a large primary bedroom with a walk-in closet and an ensuite featuring a separate bathtub and shower plus double sinks. There are 2 additional bedrooms that are perfect for kids or guests. A second full bathroom and extra large linen closet with ample storage space complete the upper level. The basement is fully finished with a large open rec room, pool table area, office, full bathroom and plenty of storage. The yard is fully landscaped with a west facing deck overlooking the peaceful river valley. The finished oversized garage is approximately 840 sq feet, has plenty of room for extra vehicles like a truck or boat plus hot & cold water and will provide ample storage. Roof, furnace and air conditioner all replaced in last 3 years plus poly B has been removed. Various pathways & parks are easily accessible right from your front door!