

**63 Douglas Park Boulevard SE  
Calgary, Alberta**

**MLS # A2280295**

**\$730,000**



<b>Division:</b>	Douglasdale/Glen	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,996 sq.ft.	<b>Age:</b> 1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Pie Shaped Lot, P	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage		
<b>Inclusions:</b>	Ikea closet system in the upper bedroom, propane BBQ		

This home is simply impeccable and proudly offered by its original owners. Thoughtfully maintained and updated, the property features a vinyl and stone front exterior, with Poly B professionally removed, central air conditioning, and a freshly painted exterior. Built by Jager Homes in the desirable Birchwood model, the home showcases quality craftsmanship throughout.. Upon entry, you are welcomed by an open-to-above front foyer accented by hardwood flooring. A front-facing flex room with carpet offers versatility as a home office or sitting room and leads into the formal dining area, complete with pocket French doors. The spacious kitchen and nook were beautifully renovated in 2008, featuring extended-height cabinetry, with solid wood cabinet doors, granite countertops, a full appliance package, pantry cabinet, and a diagonal tiled backsplash. The bright nook is surrounded by windows with shutters and includes a garden door with phantom screen, opening to a massive and private south-facing backyard. This exceptional outdoor space features mature grapevines and lavender, a lower patio, a five-year-old fence, and an expansive lawn ideal for children and pets. Back inside, the family room enjoys peaceful backyard views and is anchored by a gas fireplace with tiled surround. The main level is completed by a 2-piece bathroom with granite storage vanity, a functional laundry room with coat closet and additional upper cabinetry, and direct access to the double attached garage, which is insulated, drywalled, painted, and well finished. Upstairs, carpet and railing lead to a well-laid-out upper level offering four bedrooms and two full bathrooms. The front bedroom features an IKEA-built-in closet system plus an additional closet, while two additional bedrooms are thoughtfully positioned with a 4-piece bathroom in between, complete with a granite storage vanity. The primary

bedroom, located at the rear of the home, enjoys sunny south-facing views and comfortably accommodates large furniture. It includes a walk-in closet and a renovated 4-piece ensuite with a Jacuzzi tub, large tiled standalone shower, and granite storage vanity. Newer Kohler toilets with soft-close lids are installed throughout the home. The professionally developed basement (with permits) offers flexible space to suit a variety of family needs. Highlights include knockdown ceilings, under-stair storage, a side utility/storage room with workshop area and rough-in for a sump pump, and a large rec room with new carpet, fresh paint, and updated lighting. The layout allows for the addition of a fifth bedroom without compromising living space. Completing the lower level is a utility room with a newer hot water tank and water softener, linen closet, and a 4-piece bathroom with tiled tub and surround and storage vanity. All of this is ideally located steps from river and ridge pathways, green space, local shopping and services, and Eagle Quest Golf Course, with quick access to Deerfoot trail!