

305 Douglasbank Court SE
Calgary, Alberta

MLS # A2248148



\$649,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Patio		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Ring doorbell

This is ONE OF ONLY 2 DETACHED homes in Calgary's SE Zone with 4 BEDROOMS UP and a DOUBLE ATTACHED GARAGE priced under \$650,000 — making it a very RARE FIND! Well-maintained while retaining much of its original character, recent updates include BRAND NEW CENTRAL A/C (a \$9,245 value installed Sept 2024 - comes with 10 year warranty!!), RECENT COMPLETE REMOVAL OF POLY-B PLUMBING (an \$11,500 value!!!), newer garage door and ROOF (under 10 years), updated front door (under 5 years), and replacement of the front bay windows. While some areas show their age (which is reflected in the pricing), the home has clearly been looked after, giving buyers confidence there aren't hidden issues from poor renos or past damage. Should you choose to update, the property may be eligible for programs such as the Canada Greener Homes Loan (subject to EnerGuide evaluation) — offering up to \$40,000 in interest-free financing for energy-efficient upgrades. Sitting on a beautifully LANDSCAPED, exceptionally LARGE CORNER LOT (~0.15 acres!), you're surrounded by nature without sacrificing the convenience of schools, shopping, and major routes just minutes away. Steps from the Bow River Valley and pathways, Douglasbank Park, and Eaglequest Golf Course, it's an unbeatable blend of active lifestyle and city access. Inside, the living room has VAULTED CEILINGS and flows into the dining area — ideal for everyday life or entertaining. The bright U-shaped kitchen is functional, offering generous counter space, classic wood cabinetry, STAINLESS appliances, storage PANTRY and a built-in BREAKFAST NOOK bench. A few steps down, the den features a brick FIREPLACE and opens to the backyard PATIO. The MAIN

FLOOR also includes a flexible BEDROOM, half BATHROOM, and laundry. Upstairs, the primary bedroom has VAULTED CEILINGS features a bay window, WALK-IN CLOSET, and 4 PC ENSUITE. One secondary bedroom has a fun elevated nook for reading or play. Another bedroom and full bathroom complete this floor. The finished basement adds a large REC ROOM, WORKSHOP, and a huge ~5-ft high crawl space for excellent storage. This is more than just a home — it's an opportunity to get into a sought-after community, on a large lot, with the rare space and features that are hard to find at this price! Homes in the Douglasbank pocket of Douglasdale are in high demand—over the past year, ONLY ONE HOME HAS SOLD FOR UNDER \$650,000!! Also, this home is not in the flood zone!! Move in as it is, enjoy the updates already done, and take your time adding your own touches to create the home you've always wanted — this is a chance to secure a home you'll love now and for years to come.