

161 Douglasview Rise SE  
Calgary, Alberta

MLS # A2257557

\$775,000

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Douglasdale/Glen                                                         |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 2 Storey                                                                 |        |                   |
| Size:     | 1,948 sq.ft.                                                             | Age:   | 1994 (31 yrs old) |
| Beds:     | 4                                                                        | Baths: | 2 full / 2 half   |
| Garage:   | Double Garage Attached                                                   |        |                   |
| Lot Size: | 0.11 Acre                                                                |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Few Trees, No Neighbours Behind, On Golf C |        |                   |

|             |                                                                   |            |      |
|-------------|-------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                           | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                    | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                   | Condo Fee: | -    |
| Basement:   | Finished, Full                                                    | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                          | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                   | Utilities: | -    |
| Features:   | Breakfast Bar, Kitchen Island, No Smoking Home, Walk-In Closet(s) |            |      |

Inclusions: N/A

Beautifully upgraded, and backing onto the 10th hole of Eaglequest Golf Course, this Douglasdale home blends elegant design with exceptional location. From the moment you arrive, immaculate landscaping and undeniable curb appeal hint at the pride of ownership throughout. Inside, a grand entryway with soaring ceilings, fresh paint, and a statement chandelier set the tone for a bright, airy interior. Floor-to-ceiling bay windows fill the living room with natural light, highlighting gleaming hardwood floors that flow into the open-concept dining area. The kitchen features a striking palette, new stainless appliances, a new sink and garburator, and a full pantry. The eat-up island and sunny breakfast nook offer serene golf course views; the perfect spot for your morning coffee. Outside, an expansive deck has glass paneled railings designed to immerse you in the peaceful setting. Back inside, the cozy family room is ideal for relaxing by the gas fireplace, while a main floor office, powder room, and laundry area with a brand-new washer and dryer add both function and flexibility. The oversized double-attached garage is thoughtfully equipped with built-in storage and a new smart door opener. Upstairs, the primary retreat is stunning with vaulted ceilings, arched windows, a spacious custom walk-in closet, and a spa-inspired ensuite with a jetted tub and separate shower. Two more generous bedrooms and a large main bath complete the upper level. The finished basement is a standout, offering one of the brightest lower levels you'll find. A second gas fireplace anchors the expansive rec room, perfect for movie nights, a home gym, or games area. You'll also find a second office with built-ins and bay windows, a half-bath, and loads of storage space in the utility room. Additional features include central air conditioning, a smart thermostat, and an irrigation system.

Outside, the deck steps down to a stamped concrete patio and a lush lawn edged in mature foliage is the perfect setting any time of day. Located in a highly walkable neighborhood close to schools, parks, and sports fields; the Bow River Pathway is also nearby. Fish Creek Park is just a block away, while South Trail Crossing's shops and dining are minutes from your door. Quick access to Deerfoot and Stoney Trails makes commuting or weekend adventures a breeze. This home truly has it all—style, comfort, and unbeatable surroundings. Book your showing today!