

# \$1,145,000 - 119 Douglasbank Court Se, Calgary

MLS® #A2219246

**\$1,145,000**

3 Bedroom, 3.00 Bathroom, 3,073 sqft

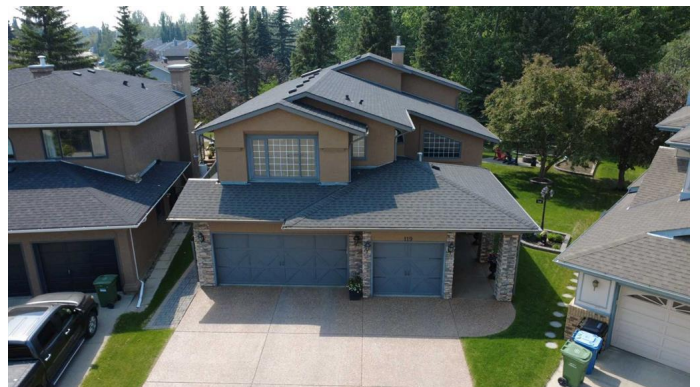
Residential on 0.18 Acres

Douglasdale/Glen, Calgary, Alberta

First time ever on the market! This is a truly rare and exceptional opportunity to own a beautifully maintained home in one of Calgary's most sought-after locations. Set on a massive 730 sq/m pie-shaped lot, this impressive 3,073 square foot home backs directly south onto the Bow River parkland and pathway system, offering serene views, incredible privacy, and direct access to nature. The undeveloped lower level presents a fantastic opportunity for customization, with the potential to expand the total living space to over 4,300 square feet. Check out the **VIRTUAL TOUR**.

The outdoor space is equally impressive, featuring a full-width composite deck that overlooks the lush, treed parkland—an ideal setting for quiet mornings, entertaining guests, or just enjoying the beauty of every season. The heated triple-car garage is a standout feature, complete with epoxy flooring and workbenches, making it perfect for car enthusiasts or anyone in need of extra workspace. The stucco exterior is accented with extensive stone detailing.

Inside, the main floor boasts a bright and spacious kitchen with granite countertops and modern stainless-steel appliances, including a cooktop, wall oven, and built-in microwave. The sunny breakfast nook provides a welcoming spot to start your day, with stunning views and easy access to the rear deck. The adjacent great room is warm and inviting, featuring custom built-ins, a gas fireplace, and



plenty of windows to bring in natural light. At the front of the home, the formal living and dining rooms are highlighted by a dramatic two-storey vaulted ceiling and an elegant, curved staircase. A generous main floor office with double French doors offers a quiet space to work or study. Completing the main level are a convenient three-piece bathroom and main floor laundry.

Upstairs, the 419 sq ft primary suite with vaulted ceiling spans the entire back of the home and includes a cozy retreat area and large windows that frame beautiful views of the surrounding trees. The luxurious ensuite features double vanities, a soaker tub, a separate shower, and is bathed in natural light from large windows and skylight. Two additional vaulted well-sized bedrooms, a full four-piece bathroom, and a bonus room—perfect for movie nights or a playroom—complete the upper level. Additional features include dual high-efficiency furnaces and central air conditioning, ensuring year-round comfort. The backyard is a true retreat, with mature landscaping, a lower patio and firepit area, and direct access to the park and Bow River pathways.

Located in the desirable community of Douglasdale, this home offers easy access to Deerfoot Trail, excellent schools, golf courses, shopping, and the expansive trail system of Fish Creek Park. Combining size, location, and lifestyle, this home is a rare find—and one you won't want to miss.

Built in 1989

**Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2219246    |
| Price     | \$1,145,000 |
| Bedrooms  | 3           |
| Bathrooms | 3.00        |

|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 3,073             |
| Acres          | 0.18              |
| Year Built     | 1989              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 119 Douglasbank Court Se |
| Subdivision | Douglasdale/Glen         |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z2C3                   |

### **Amenities**

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                       |
| Parking        | Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached, Aggregate |
| # of Garages   | 3                                                                                                       |

### **Interior**

|                   |                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), French Door, Track Lighting |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings                                                                                                    |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                               |

## Exterior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Yard                                                                                                                                                        |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Underground Sprinklers, Pie Shaped Lot, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                                                                                         |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | R-CG            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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