

# \$1,199,999 - 26 Douglasview Road Se, Calgary

MLS® #A2221620

**\$1,199,999**

3 Bedroom, 3.00 Bathroom, 2,207 sqft

Residential on 0.22 Acres

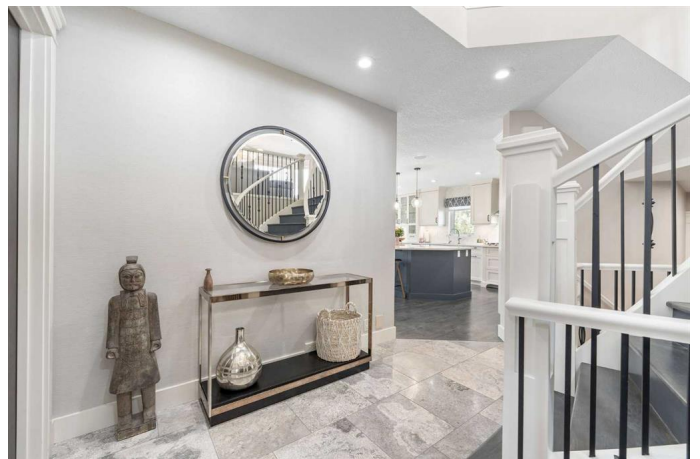
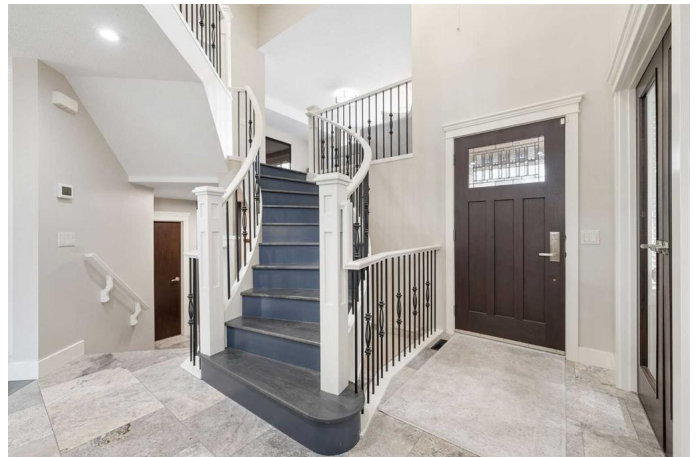
Douglasdale/Glen, Calgary, Alberta

Imagine arriving at this stunning, fully renovated home. The impeccable curb appeal is immediately noticeable, thanks to the durable Smart board exterior to last a lifetime and the maintenance-free galvanized steel roof. Step inside to discover meticulous renovations throughout, with a chef's kitchen that is truly a culinary enthusiast's dream, featuring a high-end gas stovetop, double range and travertine floors perfect entertaining.

For those who appreciate the finer things, envision your own wine cellar, creating a sophisticated space to curate your collection. Outside, the resort-style patio feels like a private oasis, complete with custom-made Kayu wood gazebos and deck ideal for relaxation or hosting gatherings.

Indoors, the cozy basement family room with a built-in entertainment center is perfect for movie nights or casual get-togethers, gym or games room and a Murphy bed for guests. The fabulous bonus room upstairs offers a beautiful home-theatre.

The primary bedroom serves as a luxurious retreat, designed to impress with its size and elegance. The incredible outdoor space includes a massive pie-shaped lot backing onto green space, providing unparalleled privacy and tranquility. This is more than a house; it's a blend of modern luxury, thoughtful



design, and an incredible location – a home you'll be proud to own and excited to live in.

Built in 1996

**Essential Information**

MLS® #	A2221620
Price	\$1,199,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,207
Acres	0.22
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	26 Douglasview Road Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2S8

**Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Cooktop, Oven, Refrigerator, Washer, Water Softener, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Gas Grill
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn
Roof	Metal
Construction	Brick, Wood Frame, Masonite
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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