

33 Douglasview Circle SE  
Calgary, Alberta

MLS # A2214413



**\$699,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Underground		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Kitchen Island, Soaking Tub, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Window Coverings

Welcome to this exceptional 2,000+ sq ft family home nestled in the heart of Douglasdale/Glen—one of Calgary's most sought-after southeast communities. This beautifully designed residence offers a perfect blend of classic charm and modern functionality, ideal for families seeking comfort, space, and an active lifestyle. **Property Highlights:** Spacious Layout: Over 2,000 sq ft of thoughtfully designed living space featuring 3 generous bedrooms upstairs, a main-floor office, and a fully developed basement with an additional bedroom (window opens, but does not meet current egress requirements), recreation room, and a unique INDOOR HOCKEY RINK—perfect for year-round play. (PLEASE NOTE: the seller will remove the rink upon buyers request) **Elegant Interiors:** Step into a grand open-to-above foyer with an open staircase adorned with oak railings, setting the tone for the home's timeless appeal. The main floor boasts both formal living and dining rooms, a cozy family room with a gas fireplace, and a bright breakfast nook. **Gourmet Kitchen:** The kitchen is a chef's delight, featuring stainless steel appliances, a central island, and classic oak cabinetry that offers ample storage and style, with a pantry to pack away extra dry goods. **Quality Finishes:** Enjoy newer carpeting, wide-plank laminate flooring, and large windows that flood the home with natural light, creating a warm and inviting atmosphere. **Outdoor Living:** The southwest-facing backyard is a private oasis, perfect for outdoor entertaining, gardening, or simply relaxing in the sun. **Ample Parking:** A double-car garage provides convenient and secure parking, with a double driveway and lots of street parking as well. Douglasdale/Glen is renowned for its family-friendly atmosphere, low crime rate, and excellent access to nature. Residents enjoy proximity to the Bow River, offering scenic

walking and biking trails, as well as opportunities for fly fishing. The community is also close to Fish Creek Provincial Park, one of North America's largest urban parks, providing extensive trails for walking, biking, and picnicking. Families will appreciate the nearby schools, including Douglasdale Elementary School and Monsignor J.S. Smith School, as well as convenient access to shopping centers. Enjoy the community's parks, playgrounds, and the Eaglequest Golf Course Shopping & Dining: Close to Quarry Park's Market, offering grocery stores, boutique shops, restaurants, and coffee shops. Transportation: Easy access to major roadways like Deerfoot Trail and Glenmore Trail, making commuting a breeze. Don't miss the opportunity to own this remarkable home that combines comfort, style, and a vibrant community lifestyle. Schedule your private viewing today and experience all that Douglasdale/Glen has to offer!