

# \$799,900 - 3110 Douglasdale Boulevard Se, Calgary

MLS® #A2236288

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,284 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

\*\*\*OPEN HOUSE SUN JULY 20 1-3 PM\*\*\*

Welcome to this beautifully appointed estate home in Douglasdale, offering over 3,200 sq.ft. of thoughtfully developed living space and stunning, unobstructed views of the Rocky Mountains and Douglasdale Golf Course. Perfectly located just a five-minute walk to two schools, the Bow River pathway system, and is close to transit and a short drive to shopping and restaurants, providing the perfect blend of natural beauty and urban convenience. Inside, gleaming hardwood floors and features an office, a formal dining room, and an open-concept kitchen with granite countertops, stainless steel appliances, including a brand-new dishwasher, under-cabinet lighting, and a stylish tile backsplash. The bright and spacious living room is filled with natural light from triple-pane windows and offers year-round comfort with central air conditioning and a cozy gas fireplace. Step out onto the expansive south west-facing upper deck Built in 2024 that spans the full width of the home, with convenient access from both the office and the breakfast nook, and take in breathtaking mountain and golf course viewsâ€”perfect for relaxing or entertaining. Upstairs, you'll find three generous bedrooms and a large bonus room, including a luxurious primary suite with a walk-in closet complete with built-ins, and a spa-inspired ensuite featuring a jetted soaker tub and stand-up shower. Convenient upstairs laundry adds everyday ease. The fully finished walkout



basement, completed with permits in 2018, includes a fourth bedroom, a full three-piece bathroom, and flexible space ideal for a home gym, recreation area, or guest suite. The private, west-facing backyard includes a stone patio and is perfect for summer gatherings. This home has been meticulously maintained, with major updates including new back deck in 2024, professional removal and replacement of all Poly-B piping in June 2025, a newer roof in 2016, upgraded R-50 attic insulation in 2024, and triple-glazed windows throughout. This exceptional Douglasdale property offers the perfect combination of space, location, comfort, and spectacular views.

Built in 1996

**Essential Information**

MLS® #	A2236288
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,284
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	3110 Douglasdale Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2T1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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