

# \$974,900 - 115 Douglasbank Court Se, Calgary

MLS® #A2237582

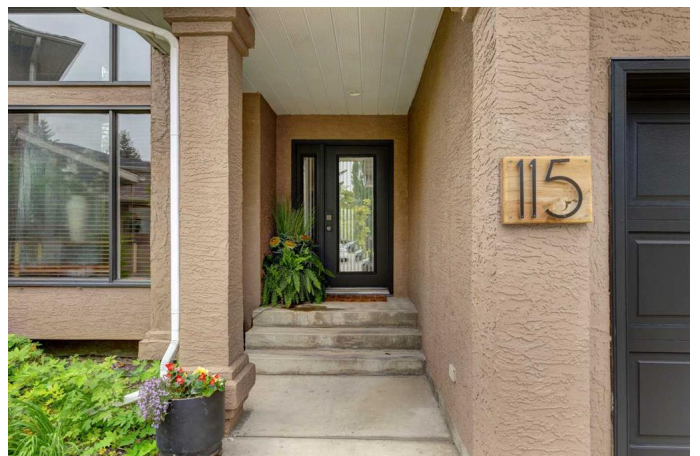
**\$974,900**

4 Bedroom, 4.00 Bathroom, 2,691 sqft

Residential on 0.16 Acres

Douglasdale/Glen, Calgary, Alberta

Your Dream Home just steps from the Ridge and Bow River Pathways! Welcome to a truly exceptional opportunity in the heart of Douglasdale, where elegance, comfort, and location converge. Set on a massive pie-shaped lot backing south/southeast onto the Bow River pathways, this beautifully maintained two-storey home offers over 4,100 sq ft of professionally developed living space with stunning views, remarkable privacy, and direct access to Calgary's extensive pathway system and natural green space. Inside, the main floor welcomes you with rich hardwood floors, a formal dining room, and a cozy family room off the entryway with soaring vaulted ceilings. The expansive living room is flooded with natural light and anchored by a stunning marble fireplace—ideal for relaxing evenings at home. The kitchen is both stylish and functional, featuring granite countertops, a built-in oven and microwave, gas stove, and plenty of cabinetry for storage. A spacious mudroom/laundry room with additional built-ins leads to the attached double garage with dual doors. Upstairs, the primary suite is a true retreat with a large walk-in closet and a luxurious 5-piece ensuite complete with dual vanities and a soaker tub. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully finished basement expands your living space even further with a home office, den, fourth bedroom, oversized recreation area, storage/utility room, and another full



bathroom”perfect for growing families or multi-generational living. Stay comfortable year-round with central air conditioning. Step outside to a spacious backyard oasis, offering privacy and a beautiful natural backdrop, complete with a large deck”ideal for entertaining or peaceful outdoor living. This one-of-a-kind lot backs directly onto a peaceful, tree lined path that leads to the Bow River pathway system and lush, parkland, offering incredible serenity and seclusion. Located just minutes from Deerfoot Trail, top-rated schools, golf courses, shopping, and Fish Creek Park, this property combines size, location, and lifestyle in one rare offering. Don't miss your chance to own this extraordinary home in one of Calgary’s most sought-after communities!

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237582    |
| Price          | \$974,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,691       |
| Acres          | 0.16        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 115 Douglasbank Court Se |
| Subdivision | Douglasdale/Glen         |
| City        | Calgary                  |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Z 2C3 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Soaking Tub, Walk-In Closet(s)                  |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                 |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                    |
| Lot Description   | Cul-De-Sac, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Stucco, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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