# \$1,350,000 - 197 Douglas Park Boulevard Se, Calgary

MLS® #A2227370

### \$1,350,000

4 Bedroom, 4.00 Bathroom, 2,405 sqft Residential on 0.15 Acres

Douglasdale/Glen, Calgary, Alberta

Very few come up for sale on the ridge in Douglasdale-Enjoy breathtaking mountain and river views on all three floors. Nestled on the ridge and backing onto a serene nature reserve-with a creek running through it, this stunning estate home offers nearly 4,000 sq. ft. of developed living space, including a fully finished walkout basement and a triple car garage.

Step into a grand entrance with soaring 11-foot ceilings, a sweeping spiral staircase with 24 foot vaulted ceiling and a large skylight above, overlooking the spacious formal sitting room and dining areaâ€"perfect for family gatherings and special occasions.

The heart of the home features an inviting open-concept kitchen and living room with expansive picture windows framing million-dollar views of the Rocky Mountains, Bow River, and a charming baseball diamond. Cozy up next to the gas fireplace, or gather in the kitchen around the oversized granite island, complete with bar seating and a sunny breakfast nook large enough for a full sized dining table â€"designed for busy family life and effortless entertaining. Enjoy breathtaking sunsets from the west-facing deck, or unwind indoors by the corner gas fireplace with custom built-ins.

Upstairs, the primary retreat is a luxurious sanctuary featuring a gas fireplace, panoramic mountain views, a spa-inspired ensuite wrapped in travertine tile with heated floors, and a spacious walk-in closet. Two additional







bedrooms are bright and roomy, sharing a well-appointed full bathroom with travertine tile and heated flooring.

The fully developed walkout basement includes a fourth bedroom, a stylish 3-piece bathroom with glass shower and heated floors, and a large recreation roomâ€"ideal for a home gym, theatre, or guest suite. Step out into your landscaped backyard and enjoy the tranquility of the reserve behind.

This is a rare opportunity to own a ridge property that combines breathtaking views, thoughtful design, and exceptional living in the heart of Douglasdale.

Built in 1994

#### **Essential Information**

MLS® # A2227370 Price \$1,350,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,405 Acres 0.15 Year Built 1994

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 197 Douglas Park Boulevard Se

Subdivision Douglasdale/Glen

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 2N3

#### **Amenities**

Parking Spaces 6

Parking Driveway, Front Drive, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted

Tub, Kitchen Island, Skylight(s), Walk-In Closet(s), Separate Entrance

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Refrigerator, Window Coverings, Bar Fridge, Oven-Built-In, Garburator,

Gas Cooktop

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Bedroom, Mantle

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Fire Pit, Garden

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit

Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot, Views,

See Remarks

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 7th, 2025

Days on Market 55

Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.