

# \$699,000 - 72 Douglas Shore Close Se, Calgary

MLS® #A2186568

**\$699,000**

7 Bedroom, 4.00 Bathroom, 1,857 sqft  
Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

The perfect home for a growing family! This spacious 7-bedroom, 2,755 sq. ft. two-level split is nestled in a highly sought-after, family-friendly community surrounded by parks, pathways, and top-rated schools. Designed for comfort, functionality, and privacy, this home offers an incredible layout and an unbeatable location. With no neighbors behind, enjoy the serenity of your expansive backyard, fully fenced and backing onto a park with an outdoor skating rink, two baseball diamonds, a community garden, and direct access to the renowned Bow Valley Pathway system. Whether you're an outdoor enthusiast, a pet owner, or simply love stepping outside to beautiful green space, this home delivers the perfect lifestyle. Inside, expansive windows fill the home with natural light, enhancing the sense of space and openness. Vaulted ceilings in the main living and dining areas create an inviting atmosphere, perfect for entertaining and everyday living. The open-concept kitchen is thoughtfully designed with ample cupboard space, a central island with sink, and generous counter space, making meal prep and hosting effortless. The kitchen seamlessly flows into the cozy family room, where a gas fireplace offers warmth and charm—perfect for cozy nights or entertaining. With 7 bedrooms (3 up, 4 down), there's room for everyone—children, extended family, home offices, or even a dedicated hobby room! The primary suite is a true sanctuary, featuring a spa-like ensuite



with a deep soaker tub and a separate shower for relaxation after a long day. The lower-level bedrooms all feature large windows, ensuring bright and comfortable spaces for family or guests. The home includes a full bathroom on the upper and lower levels, plus a half bath on the main floor, ensuring convenience for all. Main-floor laundry is an added bonus, making everyday tasks easier and more efficient. Step outside, and you'll discover that this backyard is more than just outdoor space—it's an extension of your living area. Whether you're hosting summer barbecues, letting the kids and pets run free, or simply soaking in the peaceful views with your morning coffee, this backyard offers privacy, space, and direct access to nature. Plus, with wonderful schools just steps away and quick access to major roadways, commuting to downtown or heading to the mountains for a weekend getaway is effortless. One of the most exciting features of this home is its brand-new solar panel system, reducing energy costs while adding value to your home. Another amazing update is the roof also has NEW SHINGLES (2023). The Bow Valley Pathway and nearby Fish Creek Park provide endless outdoor activities, making this location a dream for nature lovers and active families. This isn't just a house—it's a home designed for comfort and adventure. Located in one of the most desirable communities, surrounded by nature yet close to every convenience, this property is truly a rare gem.

Built in 1993

## Essential Information

MLS® #	A2186568
Price	\$699,000
Bedrooms	7
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,857
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	72 Douglas Shore Close Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2K8

### Amenities

Amenities	Colf Course
Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Kitchen Island, High Ceilings, Skylight(s), Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Garage Control(s), Range Hood
Heating	Forced Air, Natural Gas, Fireplace(s), Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Irregular Lot, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	32
Zoning	R-CG
HOA Fees	64
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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