

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

MLS® #A2237582

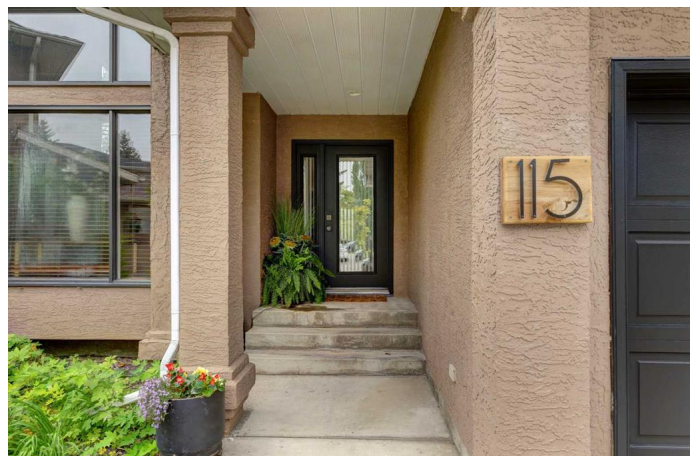
**\$974,900**

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



bathroomâ€”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 deckâ€”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 Calgaryâ€™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	8
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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