

# \$1,145,000 - 119 Douglasbank Court Se, Calgary

MLS® #A2219246

**\$1,145,000**

3 Bedroom, 3.00 Bathroom, 3,073 sqft

Residential on 0.18 Acres

Douglasdale/Glen, Calgary, Alberta

First time ever on the market! This is a truly rare and exceptional opportunity to own a beautifully maintained home in one of Calgary's most sought-after locations. Set on a massive 730 sq/m pie-shaped lot, this impressive 3,073 square foot home backs directly south onto the Bow River parkland and pathway system, offering serene views, incredible privacy, and direct access to nature. The undeveloped lower level presents a fantastic opportunity for customization, with the potential to expand the total living space to over 4,300 square feet. Check out the **VIRTUAL TOUR**.

The outdoor space is equally impressive, featuring a full-width composite deck that overlooks the lush, treed parkland—an ideal setting for quiet mornings, entertaining guests, or just enjoying the beauty of every season. The heated triple-car garage is a standout feature, complete with epoxy flooring and workbenches, making it perfect for car enthusiasts or anyone in need of extra workspace. The stucco exterior is accented with extensive stone detailing.

Inside, the main floor boasts a bright and spacious kitchen with granite countertops and modern stainless-steel appliances, including a cooktop, wall oven, and built-in microwave. The sunny breakfast nook provides a welcoming spot to start your day, with stunning views and easy access to the rear deck. The adjacent great room is warm and inviting, featuring custom built-ins, a gas fireplace, and



plenty of windows to bring in natural light. At the front of the home, the formal living and dining rooms are highlighted by a dramatic two-storey vaulted ceiling and an elegant, curved staircase. A generous main floor office with double French doors offers a quiet space to work or study. Completing the main level are a convenient three-piece bathroom and main floor laundry.

Upstairs, the 419 sq ft primary suite with vaulted ceiling spans the entire back of the home and includes a cozy retreat area and large windows that frame beautiful views of the surrounding trees. The luxurious ensuite features double vanities, a soaker tub, a separate shower, and is bathed in natural light from large windows and skylight. Two additional vaulted well-sized bedrooms, a full four-piece bathroom, and a bonus roomâ€”perfect for movie nights or a playroomâ€”complete the upper level. Additional features include dual high-efficiency furnaces and central air conditioning, ensuring year-round comfort. The backyard is a true retreat, with mature landscaping, a lower patio and firepit area, and direct access to the park and Bow River pathways.

Located in the desirable community of Douglasdale, this home offers easy access to Deerfoot Trail, excellent schools, golf courses, shopping, and the expansive trail system of Fish Creek Park. Combining size, location, and lifestyle, this home is a rare findâ€”and one you wonâ€™t want to miss.

Built in 1989

**Essential Information**

MLS® #	A2219246
Price	\$1,145,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	3,073
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	119 Douglasbank Court Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2C3

### Amenities

Parking Spaces	6
Parking	Aggregate, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit, Lighting, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Treed, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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