

\$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

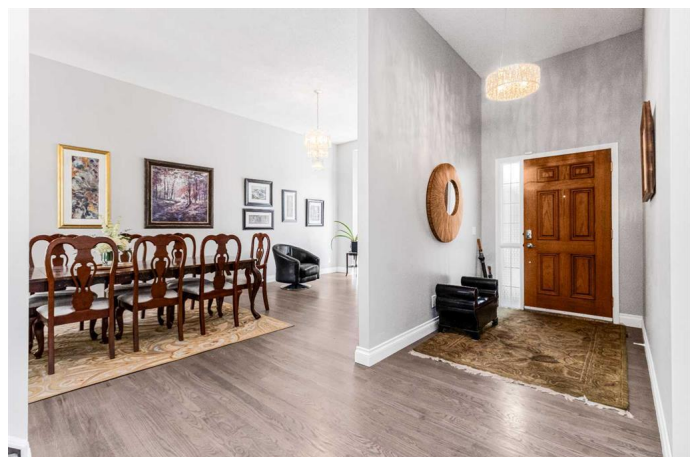
Douglasdale/Glen, Calgary, Alberta

Breathtaking mountain and river views on all three floors in Douglasdale! 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 area—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 —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 room—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, Separate Entrance, Skylight(s), Walk-In Closet(s) |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Oven-Built-In, Refrigerator, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Gas, Mantle, Bedroom |
| 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, See Remarks, Views |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 7th, 2025 |
| Days on Market | 22 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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