

# \$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

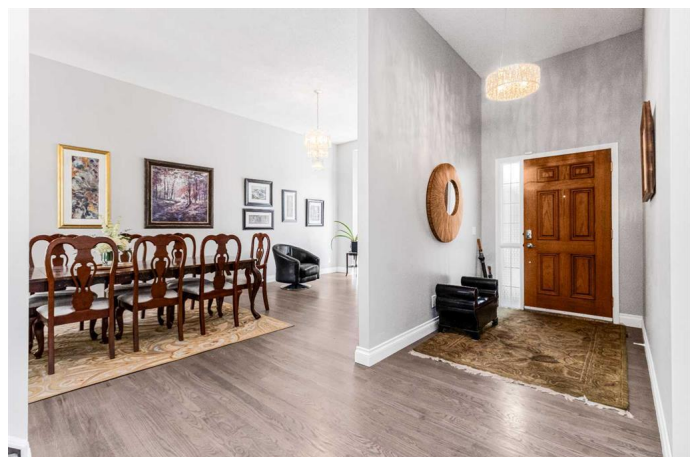
Douglasdale/Glen, Calgary, Alberta

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	Bedroom, Family Room, Gas, 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, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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