

# \$895,000 - 163 Douglasview Road Se, Calgary

MLS® #A2260401

**\$895,000**

4 Bedroom, 3.00 Bathroom, 1,688 sqft  
Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

BEAUTIFULLY CURATED |  
AIR-CONDITIONED BUNGALOW | GOLF  
COURSE LOCATION | WALKOUT LOWER  
LEVEL | 3347+ SQ. FT. OF LUXURY LIVING

Immaculately maintained and thoughtfully designed, this custom-built Shane Home is one of the most desirable golf course bungalows in the highly sought-after community of Douglasdale. Perfectly situated on picturesque Douglasview Road—where pride of ownership shines—this fully finished home offers over 3347+ sq. ft. of refined living space.

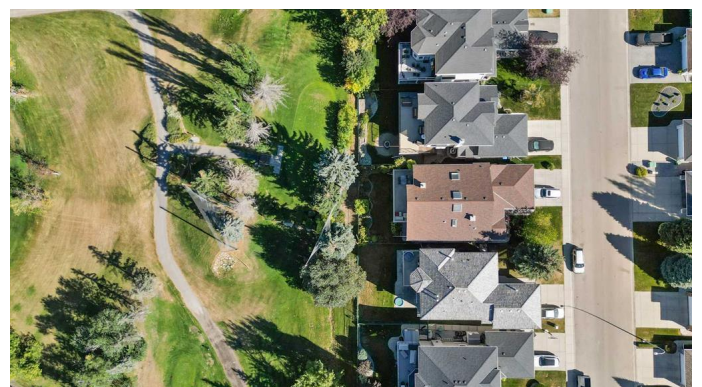
Step inside and be impressed by 14'™ ceilings, vaulted family room ceilings, oversized windows, and raised skylight bays that flood the home with natural light. The heart of the home is the chef's™ kitchen, featuring timeless raised-panel white cabinetry, white quartz counters, a gas cooktop, built-in wall oven, pantry, overhead skylight bay, and sleek stainless steel appliances. The kitchen flows into the dining room and breakfast nook, opening to the grand family room with soaring ceilings, a three-way fireplace, and expansive views of the private backyard. Gleaming hardwood floors and a flared staircase add a sense of elegance and warmth throughout.

The spacious primary suite offers vaulted ceilings, a walk-in closet, and a spa-inspired



## 163 DOUGLASVIEW ROAD SE

REC-MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 1687.72 Sq Ft / 156.79 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1687.72 Sq Ft / 156.79 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 1378.13 Sq Ft / 128.03 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 281.51 Sq Ft / 26.15 m<sup>2</sup>  
TOTAL AG/BG AREA - 3347.36 Sq Ft / 310.97 m<sup>2</sup>



ensuite with a jetted tub and dual vanities. The fully developed walkout lower level features in-floor heating, two additional bedrooms, a recreation room with wet bar, a dedicated office, a full bath, and an oversized utility/storage roomâ€”perfect for family living and entertaining.

Step outside to your very own private oasis with an upper BBQ deck, lower concrete patio, large grassy area, and mature landscaping with trees offering beauty and privacy. The north-facing backyard is designed for relaxation and entertaining.

Additional highlights include:

â€¢ Central A/C for year-round comfort

â€¢ Stone and stucco exterior with elegant curb appeal

â€¢ Covered front porch for morning coffee moments

â€¢ Resort-style outdoor living spaces

This is a rare offering in an outstanding golf course communityâ€”luxury, lifestyle, and location all in one.

Check & compareâ€”this one is a must-see!  
Call your friendly REALTORÂ® today to book a private viewing.

Built in 1995

### **Essential Information**

MLS® #	A2260401
Price	\$895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,688
Acres	0.12
Year Built	1995

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	163 Douglasview Road Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0N6

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Water Softener
Heating	Boiler, Central, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Mantle, Three-Sided, Tile
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Many Trees, No

Neighbours Behind, On Golf Course, Rectangular Lot, Street Lighting,  
Underground Sprinklers, Views, Greenbelt

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 26th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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