

# \$799,000 - 161 Douglasview Rise Se, Calgary

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MLS® #A2234377

**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,948 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Nestled along the 10th hole of Eaglequest Golf Course, this beautifully upgraded Douglasdale home blends elegant design with exceptional location. From the moment you arrive, immaculate landscaping and undeniable curb appeal hint at the pride of ownership throughout. Step inside to a breathtaking grand entryway where soaring ceilings, fresh paint, and a striking chandelier set the tone for a bright, airy interior. Natural light pours into the formal living room through floor-to-ceiling bay windows, highlighting gleaming hardwood floors that flow into the open-concept dining area.

The kitchen is a modern showstopper, featuring a sophisticated monochromatic palette, new stainless-steel appliances, a new sink and garburator, and a full pantry. The eat-up island and sunny breakfast nook overlook the golf course, offering serene views and the perfect spot for your morning coffee. Step outside to the expansive deck, where glass paneled railings are designed to immerse you in the peaceful setting - birdsongs and manicured fairways included. Back inside, the cozy family room is ideal for relaxing by the gas fireplace, while a main floor office, powder room, and laundry area with a brand-new washer and dryer add both function and flexibility. The oversized double-attached garage is thoughtfully equipped with built-in storage and a new smart door opener. Upstairs, the primary suite is a true retreat, featuring vaulted ceilings, arched windows, a



spacious walk-in closet with custom shelving, and a spa-inspired ensuite with a jetted tub and separate shower. Two more generous bedrooms and a large main bath complete the upper level. The finished basement is a standout, offering one of the brightest lower levels youâ€™ll find. A second gas fireplace anchors the expansive rec room, perfect for movie nights, a home gym, or games area. Youâ€™ll also find a second office with built-ins and bay windows, a half-bath, and loads of storage space in the utility room. Additional features include central air conditioning, a smart thermostat, and an irrigation system. Outside, the deck steps down to a stamped concrete patio and a lush lawn edged in mature foliage is the perfect setting any time of day. Located in a highly walkable neighborhood close to schools, parks, and sports fields; the Bow River Pathway is also nearby. Fish Creek Park is just a block away, while South Trail Crossingâ€™s shops and dining are minutes from your door. Quick access to Deerfoot and Stoney Trails makes commuting or weekend adventures a breeze. This home truly has it allâ€”style, comfort, and unbeatable surroundings. Book your showing today!

Built in 1994

**Essential Information**

MLS® #	A2234377
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,948
Acres	0.11
Year Built	1994

Type Residential  
Sub-Type Detached  
Style 2 Storey  
Status Active

### Community Information

Address 161 Douglasview Rise Se  
Subdivision Douglasdale/Glen  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2Z 2H8

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

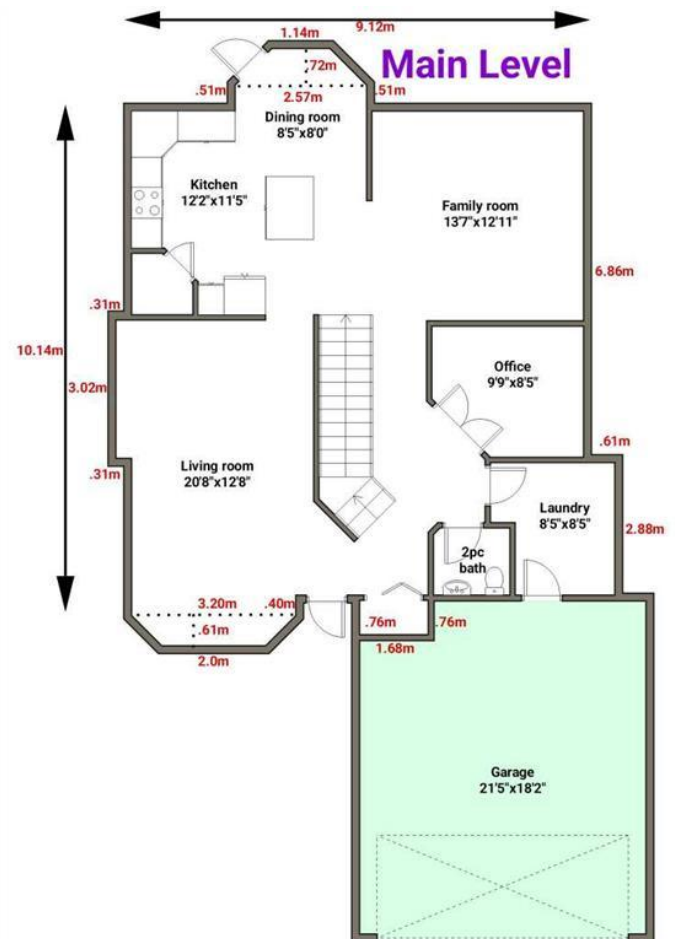
### Interior

Interior Features Breakfast Bar, Kitchen Island, No Smoking Home, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Backs on to Park/Green Space, Few Trees, No Neighbours Behind, On Golf Course, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information



Date Listed	June 26th, 2025
Days on Market	72
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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