

# \$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

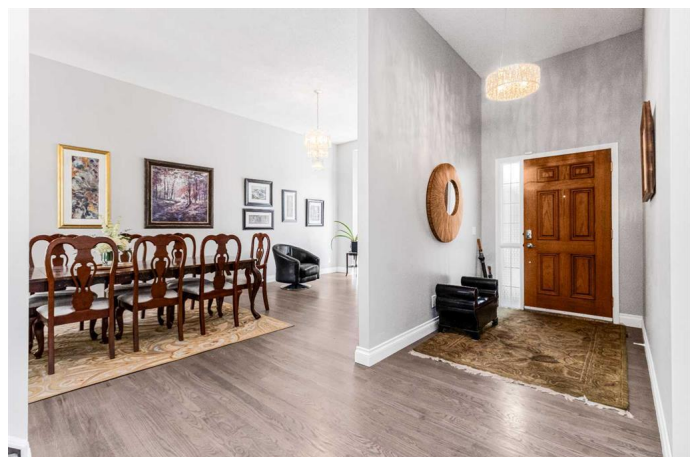
Douglasdale/Glen, Calgary, Alberta

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 | 28             |
| Zoning         | R-CG           |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.