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*"Marketing Your Home With a Personal Touch"*



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## 111 Douglas Park Blvd. SE

Welcome to this beautiful home in Douglasdale Estate. There are a number of quality features and upgrades of this home that you are sure to fall in love with. To start off with, this is a gorgeous corner lot with potential RV parking, new fencing, a partially covered-two tiered deck, a new 10x10 shed, abundance of rose bushes all located steps from Fish Creek Park. There is an 8 person hot tub that is only 3 years old. The roof was just redone in March 2009 with a 20 year transferable warranty to the new owners. There is Central Air Conditioning in this 4 bedroom and 3.5 bathroom home. On the main level, you have a front room that is currently used as an office, but can become a living room or dining room very easily. The kitchen is an open concept that flows nicely into the nook and family room. All 7 appliances (including 2 double door fridges) will stay with the home. The basement is fully developed with a bedroom and ensuite that boasts a large steam shower. Call today to see this home.



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111 DOUGLAS PARK BLVD. SE

MLS# C3371999



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For more information on this property, or if you are interested in placing an offer, please contact Jared or Rebecca Chamberlain at 403.366.3130

Thank You for taking time to view this home

Jared & Rebecca Chamberlain

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Professionally Marketed by..

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