

**112 Douglas Glen Mews SE  
Calgary, Alberta**

**MLS # A2244128**



# \$675,000

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,870 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Le		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Storage shed		

Your new home is an immaculate, totally renovated, fully developed home located on a quiet cul-de-sac in this sought after neighbourhood. As you drive up to the property you will fall in love with the great curb appeal featuring a modern exterior with stone accents. Upon entering you will be in awe with the gleaming hardwood floor that flows throughout the entire main floor, the soaring 14 foot vaulted ceiling and the abundance of natural light. Your gourmet kitchen features plenty of cabinetry and counter space, pantry, stainless steel appliances, granite countertops and is open to the sun filled eating area. The semi formal dining room is a great place to gather with family and friends for meals and conversations while the living room is the perfect place to quietly read a good book. After a long day the place to relax is the cozy but spacious family room that is highlighted by a gas stone-faced fireplace or have some fun in the games area. On the upper level you will find 3 generous size bedrooms including the primary one (with a walk in closet) that easily accommodate a king size bed, 2 totally updated bathrooms including the ensuite that boasts a large walk-in shower. The lower level completes this family home with a 4th bedroom, a rec room and plenty of storage. Some of the other features are updated flooring, triple pane windows, central air conditioning, high efficiency furnace, epoxy floor in the heated garage, sprinkler system, separate laundry room and so much more. Another great place to relax is on your maintenance free deck or on the concrete patio that both overlook the fully fenced park-like yard. This unbeatable location is close to parks, shopping, transit, all other amenities and easy access to major thoroughfares.