

**1732 Douglas Glen Grove SE
Calgary, Alberta**

MLS # A2248783



\$664,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,004 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, In		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Many Trees, Street Lighting, Treed		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Dishwasher, Refrigerator, Hood Fan, Washer, Dryer, Water Softener Work Bench + Cabinets in garage, Stove, All Window Coverings, Garage Door Opener w/ Control

Welcome to 1732 Douglas Glen Grove SE – a well-maintained two-storey home nestled in a quiet, family-friendly community. This bright and open layout features a total of 3 bedrooms and 4 bathrooms, including a fully developed basement that offers excellent flexibility for extended family, guests, or additional living space. The main level showcases a sunny kitchen with a center island, stainless steel appliances, and a spacious dining area that flows into a large great room and formal dining space. A two-piece powder room completes the main floor. Step outside through French doors to a beautifully landscaped backyard featuring a new composite deck – ideal for relaxing or entertaining. Upstairs, enjoy a generous bonus room with vaulted ceilings and a cozy corner gas fireplace. The primary suite includes dual walk-in closets and a 4-piece ensuite with a jetted tub and separate shower. A second well-sized bedroom and convenient upper-level laundry complete the top floor. The fully developed basement offers a large family or recreation room, a huge bedroom with French doors, a stylish 3-piece bathroom with a tiled walk-in shower, and ample storage space. Recent mechanical upgrades include a newer oversized hot water tank and furnace. Additional features include a double-attached garage with built-in cabinets and mature, well-kept landscaping. This home has incredible potential and is attractively priced to reflect that opportunity. Pride of ownership is evident throughout – a fantastic option for buyers looking to personalize a wonderful family home.