

1721 Douglas Glen Grove SE
Calgary, Alberta

MLS # A2283850



\$624,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, See Remarks		
Inclusions:	Blink Camera and Doorbell		

**OPEN HOUSE 1-3 P.M SAT & SUN, 7th & 8TH FEB **DON'T MISS OUT on this opportunity to own this gorgeous and well-cared-for home in one of Douglas Glen's most established pockets! Pride of ownership shines throughout this bright two-storey residence, featuring an open and practical layout with natural light moving easily through every room. Highlights of this functional home include a CLEAN & FUNCTIONAL KITCHEN with a large central island | generous counter space | loads of storage, and a bright dining area that connects directly to your outdoor retreat. Upstairs you will discover THREE WELL-SIZED BEDROOMS, including a spacious primary bedroom with a private ensuite, and a FRESHLY UPGRADED MAIN BATHROOM with modern finishings. The massive upper-level BONUS FAMILY ROOM offers a fantastic flex space for a movie room, kids' play area, or a home office! The backyard has been professionally updated into a LOW MAINTENANCE OUTDOOR RETREAT, designed for hosting friends and relaxing without the constant upkeep. The unfinished basement is a blank canvas for your future plans, already featuring NEWER BASEMENT WINDOWS (installed within the last 2 years), including one newly enlarged EGRESS WINDOW! Major updates and peace of mind features include FULL REPLACEMENT of all Poly-B Plumbing, NEW FOAM INSULATION in the Attic, a NEW GARAGE DOOR MOTOR, and Freshly Painted throughout. Douglas Glen has so much to offer with conveniences all around! You are only steps away from schools, local shopping, and the extensive pathways of FISH CREEK PARK, plus quick access to golf courses and major routes to get around the city. House Extras Include: Newer Basement Windows (Enlarged Egress Window), Established Landscaping. This home shows 10/10 and is

move-in ready. Come check it out before it's gone!