



GRASSROOTS
REALTY GROUP

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300 Douglas Glen Boulevard SE
Calgary, Alberta

MLS # A2215572



\$625,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,483 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Pool/billiard table in the basement

Nestled in the quiet community of Douglas Glen, this beautiful 4-bedroom home features a double front-drive garage, a fully developed basement, and over 1,900 sq ft of total living space. Stepping inside, you will find a spacious living room with large picturesque windows, hardwood floors, and a stunning wood-burning fireplace - perfect for family time and watching movies during cold winter nights! The kitchen features granite countertops, a walk-in pantry, and plenty of cabinet space. Upstairs, you will find 3 spacious bedrooms with large windows for plenty of natural sunlight. The master bedroom features an ensuite bathroom with granite countertops. The finished basement includes a large rec room, a pool table, and a fourth bedroom. Recent upgrades include a new roof (2023) and a brand new dishwasher. This family-friendly home has quick access to nearby green spaces and amenities such as a playground, outdoor hockey rink, tennis courts, Gold's Gym, and the Calgary Life Church. The neighborhood has one public elementary school (K-4, plus a program for Autistic learners) and one public Catholic elementary/junior high school (Monsignor J. S. Smith School, K-9). Imagine living in the beautiful community of Douglas Glen today! *Please note that some photos are displayed with virtual staging to help visualize the living space.