



GRASSROOTS
REALTY GROUP

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6 Douglas Glen Circle SE
Calgary, Alberta

MLS # A2218887



\$730,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home		

Inclusions: Book shelves in nursery, hallway shelf, shelf in spare bathroom, work bench and wall shelving in garage, front entry wall hooks.

Welcome to this beautifully appointed home tucked away on a quiet street, just a short walk to the Bow River pathway system, playgrounds, Quarry Park shops, and only minutes away from both public and Catholic schools. This charming property blends comfort, spaciousness, and convenience with its central location offering quick access to Deerfoot, Glenmore, and Stony Trail, making commuting a breeze. Whether you're enjoying a scenic stroll or running errands, all amenities are right at your doorstep. As you enter the home you are greeted by gleaming hardwood floors span the entire main level, bringing warmth and sophistication throughout. The open-concept kitchen is a standout feature, showcasing a massive island with barstool seating, stylish grey cabinetry, updated countertops, and a subway tile backsplash. Stainless steel appliances add to the modern appeal, making this space ideal for both everyday living and entertaining alike. The adjoining dining room includes a built-in banquet for added character and storage, while the bright living room is filled with natural light from large windows and high entry ceilings, creating a welcoming and expansive atmosphere. Throughout the home, neutral tones provide a versatile backdrop that complements a wide variety of décor styles. Custom Hunter Douglas blinds in the bonus room, nursery, primary bedroom, and ensuite, along with Bali blinds in the remaining areas, offer a polished finish with both style and privacy. The stunning main floor laundry room, outfitted with custom cabinetry from Superior Cabinets, delivers both practicality and elegance. Upstairs, you'll find three generous bedrooms and a large bonus room featuring a cozy gas fireplace perfect for relaxing or hosting guests year-round thanks to central air conditioning and thoughtful design. The home is also equipped with integrated

wall wiring on the main floor and bonus room for seamless audio throughout. The spacious primary bedroom comfortably fits a king-size bed and includes a walk-in closet with custom built-ins, plus a beautifully updated 4-piece ensuite with a stand-up shower, luxurious soaker tub with tiled surround. Two additional bedrooms are spacious and adaptable, ideal for family, guests, or home office use. Step outside to a large, private, landscaped backyard with a deck and fire pit area perfect for summer BBQs and evenings with family and friends. The fully finished basement expands your living space with a sizable rec room, fourth bedroom, and a 3-piece bathroom. Recent updates include Lux triple-pane low-E windows (bonus room and nursery), updated light fixtures, decorator-style switches and plugs, refinished hardwood, new tile throughout entry, laundry, and powder room, updated second-level carpet, updated appliances and an upgraded kitchen island. No Poly-B piping. This home is truly move-in ready.