



GRASSROOTS
REALTY GROUP

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**433 Douglas Glen Close SE
Calgary, Alberta**

MLS # A2231463



\$639,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: garage door opener and 1 remote, shed, all window coverings

Welcome to Douglas Glen Close! Situated on a quiet cul-de-sac, this 1,950 sq.ft. home offers a fantastic layout and plenty of potential. The spacious front entry welcomes you with hardwood flooring and leads to a formal dining room, a good sized kitchen with plenty of cabinets and countertops, a corner pantry, and a bright eating area with access to the large south-facing deck. The main level also features a generous sized family room, powder room, and laundry/mud room. Upstairs, you'll find a large bonus room with hardwood floors and a cozy gas fireplace, a spacious primary bedroom with a huge ensuite including a soaker tub, separate shower, and walk-in closet, plus two additional bedrooms and a full bathroom. The basement is undeveloped and awaits your design ideas to expand your living space. Enjoy the good-sized deck overlooking your fenced south facing backyard. While the home requires some updating, it offers great square footage, a desirable layout, and is located a short walk to a playground, the river and pathways, Quarry Park amenities, and has easy access to Deerfoot Trail. Don't miss this incredible opportunity to make it your own!