



GRASSROOTS
REALTY GROUP

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**375 Douglas Glen Gardens SE
Calgary, Alberta**

MLS # A2232500



\$739,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,220 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	Central vac is rough in only		

This unique 2200 Sq Ft home is located in a quiet Cul-de-sac next to Quarry park and the Bow River path ways, also close to public transportation, daycare, public library, YMCA, grocery stores and restaurants. The open concept design creates a seamless flow between the kitchen and living room with access to a "deck. The entire home features Galaxy Black Granite countertops including many feature caps. The main floor features a spacious dining and family room with large windows and an 18 ft vaulted ceiling, a half bathroom, laundry room complete with LG Washer/Dryer and upper cabinets, a spacious kitchen with a nook, pantry and a gas fireplace for cozy nights. The second floor has three bedrooms and a work station ideal for a home office or study area for kids. The spacious master bedroom includes an en-suite with his/her sinks, stand up shower, double jetted jacuzzi tub and a walk in closet. The basement is undeveloped for your own customization and unique development. Next to the spacious double attached garage is a custom built 8 ft x 18 ft shed for atvs or garden equipment. The home also includes an alarm system with motion sensors and contacts on all doors, a new upgraded 50 gal hot water tank and a new dishwasher added.