



**GRASSROOTS**  
REALTY GROUP

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**18 Douglas Glen Circle SE**  
**Calgary, Alberta**

**MLS # A2258959**



**\$769,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,789 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Insulate		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Got water tank

Quiet neighbourhood, private huge pie lot offering over 6500 sqft combined with a fully finished home on a quiet street just a couple blocks from Quarry Park, make this an amazing opportunity! With 4 bedrooms, 3.5 bathrooms, bonus room, and open concept on the main floor - this home offers great living space! There are 3 bedrooms up with a bonus room featuring vaulted ceilings and gas fireplace. The master bedroom has a full ensuite bathroom. Updated kitchen, island, granite countertops with full appliance package included is open to the eating area and living room. The lower level has a 4th bedroom, family room, and full bathroom. Enjoy the summer from your oversized deck and huge backyard! The central A/C is perfect for those extra hot days. Fully finished home, quiet street, and a large pie shaped lot!