



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

136 Douglas Glen Park SE
Calgary, Alberta

MLS # A2279945



\$430,000

Division:	Douglasdale/Glen		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: none

Welcome to Douglas Glen and step inside this GORGEOUS, 3 bed, 2.5 bath, WALK OUT basement home! From the outdoors with everything has been beautifully updated and cared for. The spacious family room with HARDWOOD flooring, over to the kitchen with STAINLESS appliances, nice color palette and room for everyone! This open concept kitchen layout with plenty of storage and counter space which is essential when either hosting a dinner party or simply planning a family meal. The OPEN living and dining rooms are made for entertaining and perfectly to the back door opens to a deck with space for a barbeque. Upstairs you'll find large primary bedroom with his and hers closets, 4-piece bathroom with nice tiles flooring and two additional spare bedrooms with lots of natural light. While downstairs the walkout fully developed basement has a large recreational room, a full bathroom and laundry/utility room. The ATTACHED GARAGE and plenty of STORAGE, you'll be proud to call this home! Located in a quiet complex you are close to transit, amenities, restaurants, schools, major access routes of Deerfoot and Barlow Trails, Quarry Park, YMCA and Fish Creek Park behind the unit. The property is a short walk away from the future Douglas Glen Green Line LRT Station.