



GRASSROOTS
REALTY GROUP

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

1721 Douglas Glen Grove SE
Calgary, Alberta

MLS # A2283850



\$624,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Hardwood, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Laminate Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Blink Camera and Doorbell

****OPEN HOUSE 1-3 p.m SAT 7th FEB **DON'T MISS OUT** on this opportunity to own this gorgeous and well-cared-for home in one of Douglas Glen's most established pockets! Pride of ownership shines throughout this bright two-storey residence, featuring an open and practical layout with natural light moving easily through every room. Highlights of this functional home include a **CLEAN & FUNCTIONAL KITCHEN** with a large central island | generous counter space | loads of storage, and a bright dining area that connects directly to your outdoor retreat. Upstairs you will discover **THREE WELL-SIZED BEDROOMS**, including a spacious primary bedroom with a private ensuite, and a **FRESHLY UPGRADED MAIN BATHROOM** with modern finishings. The massive upper-level **BONUS FAMILY ROOM** offers a fantastic flex space for a movie room, kids' play area, or a home office! The backyard has been professionally updated into a **LOW MAINTENANCE OUTDOOR RETREAT**, designed for hosting friends and relaxing without the constant upkeep. The unfinished basement is a blank canvas for your future plans, already featuring **NEWER BASEMENT WINDOWS** (installed within the last 2 years), including one newly enlarged **EGRESS WINDOW!** Major updates and peace of mind features include **FULL REPLACEMENT** of all Poly-B Plumbing, **NEW FOAM INSULATION** in the Attic, a **NEW GARAGE DOOR MOTOR**, and Freshly Painted throughout. Douglas Glen has so much to offer with conveniences all around! You are only steps away from schools, local shopping, and the extensive pathways of **FISH CREEK PARK**, plus quick access to golf courses and major routes to get around the city. House Extras Include: Newer Basement Windows (Enlarged Egress Window), Established Landscaping. This home shows 10/10 and is move-in ready. Come check it

out before it’s gone!