



**337 Douglas Glen Heath SE
Calgary, Alberta**

MLS # A2285187



\$614,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level,		

Heating:	Central, Natural Gas	Water:	-
Floors:	Cork, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home, Storage		

Inclusions: storage shed, ceiling fan, tv wall mounts, tread mill, 3 bar stools

Beautiful two-storey home in Douglasdale offering 4 bedrooms (3 up, 1 down), 3 full bathrooms, and a double attached garage. The main level welcomes you with a spacious foyer leading into an open-concept kitchen featuring quartz countertops, premium appliances, and updated lighting. The kitchen overlooks the living room with new vinyl plank flooring (Feb 2026) creating a bright and functional space for everyday living and entertaining. Step outside from this level to a low-maintenance vinyl deck overlooking the fully fenced South facing yard with walking paths just outside the fence. The backyard is private and beautifully landscaped, with lilac bushes along the rear providing excellent privacy and a peaceful setting. Upstairs, the primary retreat includes a walk-in closet and a 3-piece ensuite. Two additional bedrooms and a 4-piece main bath complete the upper level. (One bedroom is currently used as a dressing room; the freestanding wardrobes are not attached and will be removed to restore it as a full bedroom.) A bright, spacious bonus room finishes this floor. The fully developed lower level offers a comfortable media room, a bright fourth bedroom, and a beautiful 3-piece bathroom. A/C added (2021) as well as new lighting throughout home. Before the sellers took possession in 2019, the original owners completed key upgrades including Lux windows throughout the home and Malarkey Legacy 50-year shingles. All within walking distance to transit, schools, Quarry Park, playgrounds, and the Bow River pathway system, with nearby skating rinks and tennis courts. Easy access to Glenmore and Deerfoot