



**GRASSROOTS**  
REALTY GROUP

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**139 Douglas Glen Crescent SE  
Calgary, Alberta**

**MLS # A2285759**



**\$639,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** All permanent fixtures

Perfect home for a young family. Move-in ready, freshly painted and right across from Douglas Glen Park and the school bus stop. You'll love the cozy front porch, big foyer and open main floor plan. Kitchen opens to dining and family room anchored by a gas fireplace (with a TV niche) all over new engineered flooring. Enjoy the convenience of the main-floor laundry, a 2-piece bath. The kitchen is designed for day-to-day life. Corner pantry, eat-up island with sink and plenty of cabinets and counter space flowing into a bright dining nook with rear deck access. Upstairs adds a kids' loft/homework zone, two generous bedrooms, a full bath, and a primary retreat with park views, a walk-in closet, and an ensuite with a soaker tub. Downstairs, the professionally finished basement gives you a large rec room with pot lights, a 2-piece bath, and a flexible den/guest space, plus lots of storage. Add an oversized double attached garage that's insulated and drywalled, central A/C, and built-in vacuum. Brand new furnace, window coverings, flooring, trim and fresh paint make this home truly move-in ready. Quick possession possible.