



GRASSROOTS
REALTY GROUP

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620 Douglas Glen Boulevard SE
Calgary, Alberta

MLS # A2286236



\$574,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,698 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to the highly sought-after community of Douglas Glen — a neighbourhood celebrated for its mature trees, expansive green spaces, winding walking paths, and strong family atmosphere. With quick access to major roadways, commuting is effortless while still enjoying a peaceful, nature-filled setting. Surrounded by parks, playgrounds, and scenic river pathways, and located near golf courses, schools, daycares, and the YMCA, Douglas Glen offers a lifestyle that perfectly balances convenience and outdoor living. Nestled in this exceptional community is a meticulously maintained 5-bedroom, 3.5-bathroom home designed for growing families. Step inside to a stunning vaulted entryway filled with bright south-facing daylight that creates an immediate sense of warmth and space. The main floor offers a functional layout ideal for everyday living and entertaining, complete with Hunter Douglas blinds throughout. Upstairs features a spacious primary retreat with a walk-in closet and private ensuite, along with a large bonus room perfect for movie nights, a play area, or a home office. The fully developed basement adds incredible versatility with an additional bedroom and full bathroom — ideal for guests, teens, or extended family. Outside, enjoy a large backyard with plenty of room for children and pets to play, summer barbecues, or simply relaxing outdoors. The double attached garage includes a 220V outlet, providing excellent flexibility for workshop use or EV charging. Additional upgrades and features include: Updated roof (2021) Air conditioning unit Reverse osmosis water system Water softener and dechlorination system This home has been exceptionally well cared for and truly reflects pride of ownership. If you've been searching for a spacious family home in a welcoming, nature-connected community with unbeatable access to

amenities, Douglas Glen delivers on every level.