



**43 Douglas Glen Place SE
Calgary, Alberta**

MLS # A2288891



\$599,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,484 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Back L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Fridge in basement

Welcome to 43 Douglasglen Place, a meticulously maintained 2-Storey home nestled on a quiet cul-de-sac and backing to a walking path in the heart of this highly sought after SE community. Offering a total of 3 bedrooms, 2.5 baths, and oversized double attached garage, the open-concept floorplan boasts a soaring vaulted ceiling in the Family room, complete with a cozy gas fireplace, and a spacious kitchen with an abundance of cabinets, centre island and separate dining area overlooking the sunny west-facing rear yard. The upper level includes a primary bedroom with private 3-piece ensuite, 2 additional bedrooms and separate 4-piece bathroom. The rear yard is an ideal place to enjoy a quiet evening or while entertaining family & friends, complete with a spacious interlocking stone patio and privacy afforded by the abundance of trees. The property has been incredibly well-cared for inside and out by the same owner for the past 30 years, as evidenced in the beautiful site-finished hardwood flooring, and includes an unspoiled basement awaiting your modern design ideas. Within walking distance to several area schools, playgrounds and walking/bike paths, and quick access to Deerfoot Trail and the soon to be constructed ‘Green Line’ - makes for an effortless commute throughout the city. This nature-connected community offers many trendy services, including a satellite YMCA, unbeatable access to a variety of shopping/restaurant options in Douglas Glen and Quarry Park, and the natural beauty of Fish Creek Park. An absolute must see!