



**450 Douglas Glen Boulevard SE
Calgary, Alberta**

MLS # A2300849



\$699,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Insu		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Storage Shed		

Your family will love this well-established community with easy access to Quarry Park, shopping, restaurants, parks, community tennis courts, skating & miles of paved pathways to enjoy your evening stroll. Immerse yourself into nature on the scenic walking & bike paths connecting to the Bow River pathway system & Fish Creek Park. With quick access to Deerfoot & Glenmore Trails commuting throughout the city is effortless. This home has been meticulously maintained & loved by the long-term owners. The home is flooded in natural light from numerous windows! Updated luxury vinyl plank & carpet. Main floor flex room give you endless possibilities for use. The kitchen overlooks the backyard, great for keeping an eye on the outdoor activities. Loads of Oak cabinets, a large island, newer stainless steel double oven, dishwasher & fridge. The updated bathroom has new fixtures & tiled feature wall. Upstairs you’ll discover a massive bonus room featuring cathedral ceilings & a cozy stone-faced gas fireplace to keep your family warm & cozy! Two spare bedrooms, a full bath with new flooring plus the massive Primary Bedroom! Bring your King-sized bed & full furniture suite as it will all fit! Beautiful ensuite bath has a private toilet room, large walk-in closet, shower & jetted tub to soak the days stress away! The oversized garage (22x26) has a Tesla charging plug in is drywalled & spray foam insulated keeping the upstairs bonus room warm! Newer hot water tank, air conditioned, furnace cleaned & serviced, updated shingles. Large corner lot allows for an R.V. parking pad or for kids to use as a sports court! Grassy areas with lots of room to play & garden. BBQ & relax on the two-tiered deck with a pergola & lighted glass railing!