



**444 Douglas Glen Close SE
Calgary, Alberta**

MLS # A2302233



\$799,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,111 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Interior L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	Fridge in basement, water softener (as/is), irrigation system (as/is)		

Located on a quiet street in Douglasglen, this fully developed walkout home sits on an oversized pie-shaped lot backing directly onto expansive pathway systems, offering a rare combination of space, and setting that truly extends beyond your property line. This is a home that has been consistently invested in and thoughtfully renovated over the past decade, creating a refined yet highly functional layout for a growing family. The kitchen serves as a central gathering space, featuring updated cabinetry, upgraded countertops, modern lighting, and a full appliance package including a gas range, all designed for both everyday use and entertaining. A walkthrough pantry connects directly to the mudroom, adding a level of practicality that families quickly come to appreciate. Solid hardwood flooring spans the entire main floor, bringing warmth, durability, and a cohesive feel throughout. Upstairs, the layout is increasingly hard to find, with four well proportioned bedrooms on one level, offering flexibility for younger families needing space to grow without compromise. The primary suite has been redesigned with a walk-in closet and an updated ensuite, creating a comfortable and private retreat. And dont forget about the dedicated laundry room; no more bringing clothes up and down the stairs. The fully developed walkout basement adds another layer of livability, with a generous recreation and media area that naturally becomes the hub for movie nights, kids’s space, or casual entertaining. A fifth bedroom and 3 piece bathroom make it ideal for guests or older children, while the dedicated storage room is designed to handle the realities of family life, from seasonal items and luggage to sports equipment and toys. Where this home truly separates itself is outdoors. The expanded composite deck, professionally built on concrete pilings, provides a long-term, low

maintenance space for relaxing or hosting. From there, stairs lead down to one of the larger, more usable lots in Douglasglen, a backyard that offers real versatility. There's space for a trampoline, room to play catch or kick a soccer ball, and the ability to create a garden, all while backing onto pathways that provide direct access to the outdoors. It's a setting that allows kids to play freely and families to fully use their space. Key mechanical updates, including a recently upgraded furnace and windows, add an additional layer of confidence and efficiency, reducing the likelihood of near term capital expenses and supporting long term ownership. Douglasdale / Douglasglen continues to stand out for its balance of natural surroundings and accessibility. With direct access to the Bow River pathway system, nearby parks, schools, and everyday amenities, plus efficient routes to Deerfoot Trail and shopping along 130th Avenue, this is a community where families not only move up, but settle in.