



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

MLS # A2302986



\$629,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,611 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: na

OPEN HOUSE THIS SATURDAY 12 TO 2:OOPM Exceptional Location | Fully Developed | Backing onto Pathways | 2,356 SQ.FT. Total Living Space Nestled on a quiet street in the sought-after Douglas glen community, this fully developed two-storey home sits on a rectangular lot backing directly onto expansive pathway systems offering a rare blend of privacy, outdoor space, and everyday convenience. The backyard is one of the larger, more functional lots in the area, providing incredible versatility for families. There’s ample room for a trampoline, space to play soccer or catch, and the opportunity to create your own garden oasis all while enjoying direct access to scenic pathways. Just steps away, 3 Bridges Playground adds even more value for families with young children. Inside, the home offers 2,356 sq.ft. of total developed living space (including the fully finished basement) and features a bright and spacious main floor with a large living area, dedicated dining space, and a cozy gas fireplace perfect for both relaxing and entertaining. The main floor also includes convenient laundry. Upstairs offers three well sized bedrooms, including a primary retreat complete with a 4piece ensuite. Two additional bedrooms are serviced by a full 4piece bathroom. The fully finished basement adds even more living space, featuring a generous recreation room and a den ideal for a home office, gym, or flex space. Additional highlights include a double attached garage and key mechanical upgrades such as a newer furnace and upgraded hot water Tank, providing added efficiency and peace of mind for years to come. Located in the established community of Douglas glen, residents enjoy access to the Bow River pathway system, nearby schools, parks, and shopping along 130th Avenue, with quick connections to Deerfoot Trail. This is a

neighbourhood where families don't just move they stay.