



**161 Douglas Glen Heath SE  
Calgary, Alberta**

**MLS # A2303449**



**\$648,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Projector, Projector Screen, 2 Sheds

**\*\*OPEN HOUSE Saturday, April 25th 1-3pm\*\*** Welcome to this beautifully maintained and updated home tucked into a quiet cul-de-sac in Calgary's sought-after SE community of Douglas Glen. Situated on a spacious corner lot with mature landscaping and no sidewalk to shovel, this property offers exceptional value and everyday livability. This home is turn key ready and provides the perfect balance of space, comfort, and convenience for growing families or professionals. The main floor features a bright, open-concept layout highlighted by rich hardwood flooring, a slate entry, built in desk for home office space, and a fully renovated kitchen complete with granite countertops, custom cabinetry, stainless steel appliances, gas range, Bosch dishwasher, and under-cabinet lighting. Upstairs offers three generous bedrooms and a large bonus room w/ projector and screen included, ideal for a media room, play space, or home theater. The fully developed lower level adds valuable living space with a fourth bedroom and a full bathroom with in-floor heat, perfect for guests or teens. Step outside to your private backyard retreat, beautifully landscaped with a large deck featuring a pergola, bistro lighting, gas BBQ hookup, stone patio, 4-zone underground sprinkler system, and two sheds for extra storage. Updates include triple-pane windows, newer shingles, modern lighting throughout, central A/C, an updated furnace (2023), a hot water tank (2019), a new Bosch dishwasher (2025), a new microwave hood fan (2026), and a garage door motor (2026). Reach out today to view this move-in-ready home where the heavy lifting is done, offering a rare combination of updates, lot size, and location. Ideally located minutes from parks, pathways, schools, shopping, and quick access to Deerfoot Trail.