



GRASSROOTS
REALTY GROUP

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1685 Douglas Glen Grove SE
Calgary, Alberta

MLS # A2210350



\$689,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

Family-Sized Comfort with Modern Upgrades & South Backyard! Welcome to this updated and spacious 2-storey detached family home, offering comfortable living in a great location close to Quarry Park amenities. With 3 bedrooms, 2.5 bathrooms, and a double attached garage, this home provides plenty of space for the whole family. The main floor features durable luxury vinyl plank flooring, a stylish kitchen with quartz countertops, updated appliances, and a large island, and an open-concept layout that connects the kitchen to the cozy living room with a fireplace. A front flex room offers extra versatility, and main floor laundry adds convenience. Upstairs, you'll find a bright bonus room, two well-sized bedrooms, a full bathroom, and a spacious primary suite with private ensuite. The sunny south-facing backyard is fully landscaped with deck and fencing, ideal for outdoor living and family enjoyment. The unfinished basement includes roughed-in plumbing, giving you the freedom to expand as your needs grow. Additional highlights include an updated furnace (2023) and newer asphalt shingles (under 10 years old). Perfect for families looking for more space, comfort, and quick access to the shops, services, and pathways of Quarry Park.