



**220 Douglas Glen Bay SE  
Calgary, Alberta**

**MLS # A2297250**



**\$709,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,546 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Standard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<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-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Gazebo, Shed, Trampoline, BBQ,

Rare opportunity in Douglas Glen. This home sits on a premium pie-shaped cul-de-sac lot, offering a significantly larger and more private backyard than typical properties in the area. Minimal traffic, more usable space, and a setting that's hard to find. featuring a large composite deck with a gazebo, leading to a custom stamped concrete keyhole fireplace area perfect for entertaining or private relaxation. This property offers nearly 2,300 sq ft of fully developed living space, including a fully finished basement with a bedroom and ensuite. Inside, you'll find a fully renovated kitchen that elevates the entire home. The living room welcomes you with a soaring vaulted ceiling and large windows, filling the space with natural light and creating an open, airy feel, anchored by a striking stone-faced fireplace feature wall. The dining area overlooks the expansive backyard, featuring a mature apple tree, beautifully maintained flower beds and raspberry bushes creating a peaceful and scenic setting. This property stands out with extensive upgrades, giving buyers peace of mind and true move-in-ready living. Major components have been addressed, including the roof, furnace, vinyl flooring throughout the main level, triple-glazed windows, AC, upgraded light fixtures and a kitchen sink garburator. This home is just minutes from golf courses, tennis courts, playgrounds and seasonal skating. Explore the outdoors with pathways leading to Fish Creek Park and the Bow River, ideal for walking, biking, and year-round enjoyment. Walk to Quarry Park or Douglas Square for everyday essentials including shopping, restaurants, the YMCA, medical services, and transit. Commuting is effortless with quick access to Deerfoot Trail, along with alternative routes like Ogden Rd providing efficient access all the way into downtown.