



GRASSROOTS

REALTY GROUP

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**466 Douglas Glen Boulevard SE
Calgary, Alberta**

MLS # A2299395



\$584,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,660 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Storage Shed, Garage Wall Shelves

Finding a home that combines space, natural light, outdoor living, and a connected location is rare — and this fully finished bi-level in Douglas Glen delivers on all of it. From the moment you step inside, the vaulted ceilings and open-concept design create a bright, airy atmosphere that immediately feels welcoming. The kitchen, dining area, and living room flow seamlessly together, making everyday living comfortable while also providing the perfect setting for entertaining family and friends. A gas fireplace anchors the living room, adding warmth and character to the main living space. The kitchen offers excellent functionality with generous prep space and a newer stove and dishwasher (approximately 5 years old). The layout keeps everything connected so conversations continue easily whether you're cooking, dining, or relaxing in the living room. The main floor features two bedrooms, including a spacious primary bedroom with its own vaulted ceilings, creating a peaceful retreat at the end of the day. A full bathroom completes the main level. Downstairs, the fully finished walk-out lower level significantly expands the home's living space. A large family room provides flexibility for movie nights, a games area, or a comfortable work-from-home environment. The lower level also features a second full bathroom and direct walk-out access to the backyard. Step outside and enjoy one of the home's standout features: a sunny west-facing backyard. Fully landscaped and fenced, it's the ideal setting for summer evenings, outdoor dining, or simply relaxing in the sun. The large patio and oversized storage shed add convenience and extra functionality. Important maintenance updates have already been handled, including new shingles in 2022, giving buyers added peace of mind. Location is another major advantage. Douglas Glen is a

well-established community known for its pathway system along the Bow River, nearby parks, playgrounds, and quick access to major roadways. Just minutes away is Quarry Park — one of Calgary's most vibrant mixed-use districts offering restaurants, cafés, shopping, the Remington YMCA, and convenient professional services. Commuting is easy with quick connections to Deerfoot Trail, Glenmore Trail, and downtown Calgary. With vaulted ceilings, walk-out living space, a sunny backyard, and an outstanding location, this home offers a combination of comfort, lifestyle, and long-term value that buyers will appreciate from the moment they arrive.