



**44 Douglas Glen Place SE
Calgary, Alberta**

MLS # A2320977



\$619,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Back Lane, Private, Rectangular Lot, See R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	Window Coverings		

Bright walkout bungalow offering a functional layout, natural light throughout, and a strong list of recent updates. Main floor features vaulted ceilings, skylights, and a three-sided fireplace. The living area is bright and functional with a practical layout. The kitchen includes ample cabinet space, newer laminate countertops, tile flooring, a large pantry, and an island. The primary bedroom is spacious, with dual closets and a 4-piece ensuite. An additional bedroom and a full bathroom are also located on the main level, along with a main floor office. Fully finished walkout basement provides additional living space with a second fireplace, a large recreational room, and direct access to the backyard. The basement features two additional bedrooms and a full bathroom, offering flexibility for family living or guest accommodations. Recent updates include furnace and air conditioning, hot water tank, new garage door, washer and dryer, updated fixtures, and blinds. The home has been well-maintained with multiple key improvements completed in recent years. Located close to parks, pathways, schools, and amenities in a well-established SE Calgary neighbourhood. A well-kept home that offers space, functionality, and long-term livability.