



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**72 Douglas Glen Heights SE  
Calgary, Alberta**

**MLS # A2322067**

**\$649,900**



<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,230 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 72 Douglas Glen Heights SE, a lovingly maintained family home nestled on a beautiful tree-lined street in the heart of Douglasdale/Glen. Proudly owned by the same family since it was built, this exceptional property has been meticulously cared for throughout the years and offers a rare opportunity for a new family to make it their own. Offering 2,229 sq.ft. above grade, this spacious 2-storey home features one of the most sought-after family layouts with 4 bedrooms on the upper level, a rare find in today's market. With 2.5 bathrooms, main floor laundry, an unfinished basement ready for future development and a double attached garage, this home provides both immediate comfort and incredible potential. The main floor is thoughtfully designed for both everyday living and entertaining, featuring a bright and open concept kitchen, dining and family room area enhanced by large windows that fill the home with natural light. A formal living and dining room at the front of the home provides additional space for hosting family gatherings and special occasions. Upstairs, the generous primary retreat is complemented by three (3) additional bedrooms, creating the perfect space for growing families. The unfinished basement offers a blank canvas for future development tailored to your family's needs. Step outside to the expansive backyard where you'll find a large two-tiered deck complete with privacy screens, creating an ideal setting for summer barbecues, entertaining or simply relaxing in your own private outdoor retreat. Presented in original condition, this home has been exceptionally well cared for throughout the years and offers a wonderful opportunity for a new family to renovate and personalize the space to reflect their own style and needs. With its spacious layout, timeless design and incredible location, this is a rare chance to create

your dream home in one of Calgary's most established family communities. Ideally located just steps from parks, playgrounds, pathways and green spaces, and within close proximity to schools, shopping, restaurants and everyday amenities. Residents will appreciate the easy access to Deerfoot Trail, Quarry Park, the Bow River pathway system and downtown Calgary, making commuting and enjoying everything the city has to offer effortless. This is a rare opportunity to purchase a cherished family home in a premier location and create lasting memories for years to come.