



GRASSROOTS

REALTY GROUP

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**1749 Douglas Glen Grove SE
Calgary, Alberta**

MLS # A2323220



\$670,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,767 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, See Remarks		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Pantry, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Window Awnings, Garage Shelving, Shed in Backyard, Ring Camera,

Open House Sat 04/Sun 05 from 12:00-2:00pm - Welcome to this exceptional, meticulously maintained two-storey home in the highly sought-after community of Douglas Glen, where pride of ownership is evident from the moment you arrive. From the charming front porch to the extensive updates throughout, this truly move-in ready home offers the perfect blend of style, comfort, and functionality for today's family. Step inside to soaring 17-foot ceilings, an abundance of natural light, and a stunning double-sided gas fireplace that creates a warm and inviting atmosphere. The beautifully renovated kitchen is the heart of the home, featuring elegant quartz countertops, new cabinetry, stylish backsplash, updated stainless steel appliances, a farmhouse sink, corner pantry, and a functional island perfect for entertaining or everyday living. Gorgeous new luxury flooring flows throughout the entire main floor, while the upgraded high-efficiency furnace and central air conditioning provide year-round comfort. The main floor also offers a formal dining room, convenient laundry area, and a 2-piece powder room. Upstairs, the spacious primary retreat features a walk-in closet and private 4-piece ensuite. Two additional generously sized bedrooms, including one with a walk-in closet, share a convenient Jack-and-Jill 4-piece bathroom, making this an ideal layout for growing families. The fully developed basement expands your living space with a large recreation room, fourth bedroom, full 3-piece bathroom, and plenty of storage. Outside, you'll love the sunny south-facing backyard designed for relaxing and entertaining. The extended deck with BBQ gas line is perfect for summer gatherings, while both gazebos, window awnings, and the storage shed are all included. The insulated garage is equally impressive, complete with a garage heater and built-in shelving, creating the perfect year-round

workspace. Additional features include roof shingles replaced in 2015, water softener, central air conditioning, garage heater, built-in garage shelving, two gazebos, window awnings, storage shed, upgraded appliances, beautiful luxury flooring, and an extensively renovated kitchen that truly sets this home apart. Douglas Glen is one of southeast Calgary's most desirable communities, offering quick access to the Bow River pathway system, parks, playgrounds, Quarry Park, Douglasdale Golf Course, schools, shopping, restaurants, transit, and major routes including Deerfoot Trail, Glenmore Trail, and Stoney Trail. Whether you're commuting downtown, enjoying nearby recreation, or spending weekends exploring the river pathways, this location offers an outstanding lifestyle. Beautifully updated, meticulously cared for, and offering exceptional value in a fantastic location, this is a rare opportunity to own a home where every detail has already been completed. Simply move in, unpack, and enjoy.