



GRASSROOTS
REALTY GROUP

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**29 Douglas Glen Crescent SE
Calgary, Alberta**

MLS # A2323279



\$699,888

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Dry Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: NONE

Freshly renovated | SW-facing backyard | Newly finished basement | Approved LRT station just steps away | 4 bed + 3.5 bath | Desirable neighborhood | Double-attached garage | Welcome to this extensively renovated gem in Douglasdale, one of Calgary's most desirable family-friendly communities. Combining timeless style, thoughtful updates, and an exceptional location, this move-in-ready home offers the perfect backdrop for your next chapter. Imagine starting your mornings in the sun-drenched breakfast nook, coffee in hand, as natural light pours through the beautiful SW-facing bay windows. The heart of the home is the stunning kitchen, featuring brand-new appliances, ceiling-height cabinetry, quartz countertops, and contemporary finishes that make both everyday living and entertaining effortless. At the front of the home, the elegant dining room creates a warm and inviting space for holiday dinners, celebrations, and family gatherings. Its beautiful paneled feature wall adds character and sophistication, setting the tone for the stylish design found throughout the home. The bright and spacious living room is designed for comfort, centered around a gorgeous fireplace and mantle that invites cozy evenings with family and friends. Completing the main floor are a convenient 2-piece powder room, dedicated laundry area, and closet space. Upstairs, retreat to the spacious primary suite, a private sanctuary featuring dual closets, a contemporary feature wall, and a beautifully updated 3-piece ensuite. Two additional bedrooms and an updated 3-piece bathroom provide plenty of space for a growing family, guests, or a home office. The fully finished basement offers incredible versatility and additional living space. Whether hosting game nights, movie marathons, or family gatherings, the large recreation room is ready to accommodate it all. A

gorgeous tiled dry bar adds a touch of luxury. The fourth bedroom, complete with its own walk-in closet, and a modern 3-piece bathroom make the lower level ideal for guests, teenagers, or extended family. Additional storage space can be found in the utility room. Outside, the southwest-facing backyard provides the perfect setting to enjoy sunny afternoons, summer barbecues, and beautiful evening sunsets. Extensive updates throughout the home include paint, flooring, countertops, appliances, lighting fixtures, plumbing fixtures, and a professionally completed basement developed with city permits, offering peace of mind for years to come. Located in the highly sought-after community of Douglasdale, you'll enjoy quick access to Deerfoot Trail, 130 Avenue shopping and amenities, schools, parks, public transit, and the nearby natural beauty of Fish Creek Provincial Park. Adding to the area's appeal, a city-approved Douglas Glen LRT station is planned, enhancing convenience and long-term value. Beautifully updated, thoughtfully designed, and perfectly located, this is more than just a house... it's a place you'll love coming home to.