



**GRASSROOTS**  
REALTY GROUP

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**537 Douglas Glen Point SE  
Calgary, Alberta**

**MLS # A2324080**



**\$795,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,162 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behin		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home		

**Inclusions:** Two sheds, fire pit.

Exceptional fully developed two-story walkout home backing directly onto green space and the Bow River pathway system. This well-appointed property offers a rare combination of privacy, scenic surroundings, and direct access to miles of walking and cycling trails. The fully finished walkout level provides additional living space, while the peaceful rear setting creates an ideal backdrop for everyday living and entertaining. Upon entering, you're welcomed by rich hardwood flooring that extends throughout the entire main level. The well-appointed kitchen features upgraded appliances, including a gas stove and premium GE Caf&eacute; refrigerator and dishwasher, and is thoughtfully designed for both everyday living and entertaining. Adjacent to the kitchen, the spacious dining area easily accommodates a large table, making it ideal for family dinners and special gatherings. Three fireplaces&mdash;located in the living room, bonus room, and walkout basement&mdash;add warmth, comfort, and ambiance throughout the home, creating inviting spaces to relax and unwind year-round. Recent updates include a new furnace & hot water tank installed in 2022, and buyers will appreciate the added peace of mind of having no Poly-B plumbing. Thoughtfully designed and ideally situated, this home offers the perfect balance of comfort, functionality, and connection to nature in one of the area's most desirable settings.