



**217 Douglas Glen Close SE
Calgary, Alberta**

MLS # A2324900



\$779,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/House | | |
| Style: | 5 Level Split | | |
| Size: | 1,879 sq.ft. | Age: | 1995 (31 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Heated Garage | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Back Lane | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Central Air Conditioner, Cabinet in Kitchen dining area, Shelving Unit and Cupboards in garage, Overhead White Storage Rack in garage, Garage Refrigerator, Shed, All Television Mounting Brackets, Television in basement gym area, Painting in ensuite bathroom

From the moment you arrive, you'll immediately appreciate the pride of ownership that shines throughout this beautifully maintained home, lovingly cared for by its original owners and located on a quiet cul-de-sac. The spacious front entry is the hub of the home with hardwood stairs that lead to the upper and lower levels. Beyond the entry is the elegant formal dining room, located at the front of the home for hosting family dinners and special occasions. The rich on-site finished hardwood flooring guides you to the back of the home where an inviting open-concept design creates the perfect setting for everyday living and entertaining. The beautifully appointed kitchen features a central island with raised breakfast bar, stunning quartz and quartzite countertops, stainless steel appliances, an abundance of cabinetry, under-cabinet lighting, and a spacious pantry. The bright breakfast nook overlooks the backyard, making it the perfect spot to enjoy your morning coffee or casual meals. Just beyond, the sunken living room offers a warm and inviting atmosphere while newer windows throughout the home flood the space with natural light and provide beautiful backyard views. A few steps down from the main living area you'll find the conveniently located powder and laundry room, and direct access to the oversized, insulated double attached garage complete with a 220V electric heater. The upper levels offer an exceptional family-friendly layout. The first upper level features a spacious bonus room with vaulted ceilings and a gas fireplace with floor-to-ceiling stone surround and a raised hearth with built-in storage. Just a few more steps lead to the private bedroom level where the generous primary suite offers a walk-in closet and a luxurious four-piece ensuite complete with a soaker tub and separate shower. Two additional spacious bedrooms and a full four-piece bathroom

complete the upper level. The fully developed basement provides even more functional living space with a recreation room, dedicated gym area, versatile flex room ideal for a home office or craft room, and an abundance of storage. Step outside and discover your own private backyard retreat. Fully fenced and meticulously landscaped, this outdoor oasis features lush lawn space, mature trees, beautiful gardens, a garden shed, and an expansive two-tier deck thoughtfully designed with separate areas for barbecuing, outdoor dining, lounging, and entertaining beneath the pergola. This exceptional home combines outstanding care, quality upgrades, and an incredibly functional floor plan, making it the perfect place for your family to create lasting memories.