



**152 Douglas Glen Mews SE  
Calgary, Alberta**

**MLS # A2325722**

**\$735,000**



<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,848 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry		

**Inclusions:** n/a

Welcome to this beautifully maintained three plus one bedroom home in the established community of Douglasdale, where comfort, functionality, and an exceptional location come together to create the perfect place to call home. Nestled on a quiet street surrounded by parks, pathways, and mature trees, this property offers the ideal setting for families looking to enjoy both everyday convenience and an active outdoor lifestyle. Designed with family living in mind, the main floor features a bright, open layout that encourages connection while providing distinct spaces for relaxing, dining, and entertaining and work. The spacious kitchen serves as the heart of the home, offering ample cabinetry, generous counter space, and a practical layout that makes everything from busy weekday mornings to holiday gatherings feel effortless. Large windows invite natural light throughout the day, creating a warm and welcoming atmosphere across the main living areas, while the updated central air conditioning (new 2026 motor) keeps the home comfortable throughout Calgary's warm summer months. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary retreat complete with its own ensuite and ample closet space. The additional bedrooms provide flexibility for children and guests, making the home well suited for families in every stage of life. The lower level offers additional living space with endless possibilities. Whether you envision a recreation room, home gym, playroom, or media space, this level provides the versatility to adapt to your family's changing needs while offering a valuable additional bedroom, a full bathroom, and generous storage for seasonal items and everyday essentials. Step outside to enjoy a private backyard designed for both relaxation and recreation. Whether you're hosting summer barbecues, watching the kids play,

gardening, or simply enjoying a quiet evening outdoors, the outdoor space provides plenty of room to make lasting memories. Living in Douglasdale means more than owning a home—it's becoming part of one of Calgary's most established and sought-after southeast communities. Residents enjoy convenient access to the Bow River pathway system, numerous parks, playgrounds, schools, golf, and everyday shopping and dining amenities. With quick connections to Deerfoot Trail, Stoney Trail, and major employment centres, commuting across the city is simple while still enjoying the peaceful character that has made Douglasdale a favorite for families for years. Thoughtfully cared for and ideally located, this is a home that offers the perfect balance of comfort, practicality, and community—a place where your next chapter can truly begin.