



GRASSROOTS
REALTY GROUP

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254 Douglas Glen Heath SE
Calgary, Alberta

MLS # A2328110



\$799,999

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,913 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	4
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Pool Table (Negotiable), Barbecue, Fire Pit		

Tucked away on a quiet cul-de-sac in the heart of Douglasdale, this beautifully renovated 4-level split offers nearly 2,000 sq. ft. of thoughtfully designed living space on a spacious pie-shaped lot backing onto a walking path and park. As you arrive, you'll immediately appreciate the impressive heated triple-car garage and the pride of ownership evident throughout. Step inside and be welcomed by a bright, functional layout that blends comfort and versatility. The updated kitchen is the heart of the home, featuring newer appliances including a refrigerator, dishwasher, and microwave, along with a generous pantry for added storage. Just off the kitchen, step onto the recently replaced deck complete with a BBQ gas line—perfect for effortless outdoor entertaining. Upstairs, you'll find three generously sized bedrooms, including a stunning primary retreat. Vaulted ceilings create an airy atmosphere, while the private balcony offers a peaceful place to enjoy your morning coffee. The primary suite is further enhanced by a walk-in closet and a well-appointed 4-piece ensuite. The lower level provides exceptional flexibility with two additional bedrooms and two full bathrooms, making it ideal for growing families, guests, or multi-generational living. Continue down to the walkout basement, where a bright sunroom awaits—an inspiring space ready for your creative vision, whether as a home office, fitness area, studio, or relaxation retreat. Outside, the backyard truly feels like a private oasis. A beautiful stone pathway wraps around the property, while the expansive pie lot offers plenty of room to enjoy the outdoors. Backing directly onto a walking path and park, you'll love the added privacy and access to green space right from your backyard. Significant recent upgrades provide peace of mind, including central air conditioning, a new furnace, hot water tank, and water

softener installed in 2021, as well as a new washer and dryer. Additionally, all Poly-B plumbing has been professionally replaced. This is a rare opportunity to own a move-in-ready family home in one of Douglasdale's most desirable locations, combining space, updates, and an unbeatable setting.