



GRASSROOTS
REALTY GROUP

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**44 Douglas Glen Crescent
Calgary, Alberta**

MLS # A2329707

\$620,000



Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,242 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

BI-LEVEL WALKOUT - HIGH VAULTED CEILINGS - BEAUTIFULLY LANDSCAPED. . Welcome to Douglasdale - one of Calgary's most beloved southeast communities, and this home is exactly why. Whether you're a growing family, move-up buyer, or simply someone who appreciates quality - this one checks every box. Step inside and you are immediately greeted by soaring VAULTED CEILINGS, FRESH PAINT and an abundance of natural light pouring through the SKYLIGHTS, creating an open and airy feel that you can't help but notice right away. The main floor flows effortlessly from the spacious living room - anchored by a stunning THREE-SIDED GASFIRE PLACE shared with the lower level - into the dining area and kitchen featuring granite countertops, a kitchen island, pantry, and a full appliance package including. Beautiful REFURBISHED hardwood, vinyl plank, and linoleum flooring run throughout, adding warmth and character to every space. The primary bedroom is generously sized and comes complete with a private 4-piece ensuite, while a second bedroom and additional 4-piece bathroom round out the main floor perfectly. Head downstairs to the FULLY FINISHED WALKOUT BASEMENT - a true extension of your living space -where you'll find a massive games/rec room, a third bedroom, a full 4-piece bathroom, and a separate entrance, making it an incredibly flexible space for guests, teens, or future rental potential. Step outside from the lower level onto the fully fenced yard featuring a deck, pergola, and fire pit - a backyard made for entertaining and relaxing from spring right through fall. You also get a DOUBLE ATTACHED GARAGE, so no fighting for parking space. You're just minutes from the Douglasdale Golf Course, Fish Creek Provincial Park, the Bow River pathway system, schools, tennis courts, playgrounds, and all the shopping and amenities that make

this community so desirable. Fish Creek park has one of the most underrated pathways systems in Calgary that people barely hear about. This is the kind of home that rarely comes to market in this condition - don't wait on this one. Contact your favourite Realtor today to book your private showing!