

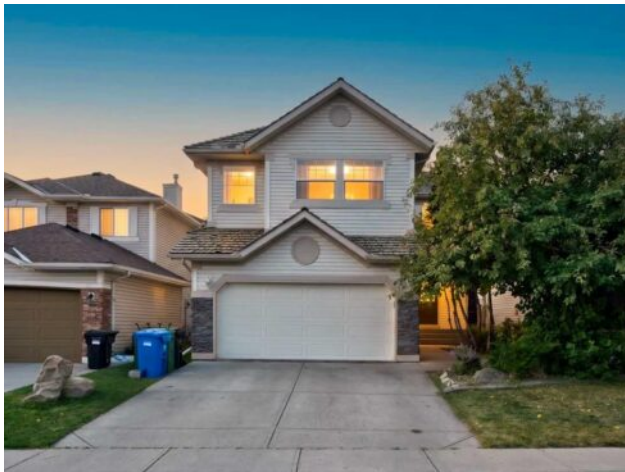


GRASSROOTS
REALTY GROUP

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137 Douglas Glen Manor SE
Calgary, Alberta

MLS # A2332193



\$759,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,352 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to ****137 Douglas Glen Manor SE****, an exceptional family home nestled on a quiet street in the highly sought-after community of ****Douglas Glen****. Offering over ****3,000 sq. ft. of developed living space****, this beautifully maintained home combines generous room sizes, thoughtful design, and an unbeatable location. The bright and inviting main floor features a spacious living room, a functional kitchen with pantry, a dedicated dining area, and a private office/den—perfect for working from home. A convenient mudroom and double attached garage add everyday practicality, while the large rear deck provides an ideal space for relaxing or entertaining. Upstairs, you'll find an impressive primary retreat complete with a walk-in closet and private 4-piece ensuite, along with two additional oversized bedrooms, a full bathroom, and a massive bonus/family room that offers endless possibilities for family gatherings, a media room, or a children's play area. The fully finished basement expands your living space with a huge recreation room, an additional bedroom, generous storage, and utility space—perfect for guests, teenagers, or multi-generational living. Located in the heart of ****Douglas Glen****, this home offers the perfect balance of peaceful residential living and urban convenience. Residents enjoy easy access to the ****Bow River pathway system****, scenic parks, playgrounds, golf courses, schools, shopping, restaurants, and transit. Commuting is effortless with quick connections to ****Deerfoot Trail, Stoney Trail, Glenmore Trail, and downtown Calgary****, making this an ideal location for busy families and professionals alike. Whether you're looking for space to grow, work from home, or entertain, this exceptional property delivers comfort, functionality, and an outstanding lifestyle in one of southeast Calgary's most desirable neighbourhoods. Don't

miss this incredible opportunity to make **137 Douglas Glen Manor SE** your next home!