



GRASSROOTS
REALTY GROUP

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472 Douglas Glen Point SE
Calgary, Alberta

MLS # A2346107



\$624,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,992 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

Welcome to this wonderful family home in the sought after neighbourhood of Douglas Glen. Nestled in a quiet, desirable cul-de-sac. Located away from traffic noise and just steps from a children's playground, the Bow River, and Quarry Park. The main floor features oversized windows that fill the home with natural light, along with a bright, open kitchen designed for family living and entertaining. A spacious breakfast nook and separate dining room provide plenty of room for gatherings. The inviting family room offers a cozy fireplace with painted ceilings and ample space for the kids. The main floor also features a half bath and laundry-room with mudroom from the double attached garage which offers added convenience and storage. Upstairs, the bonus room provides a comfortable retreat with its own fireplace, glass inserts, and oversized windows. The spacious primary bedroom includes a lovely ensuite with a separate shower and a walk-in closet. There is two additional bedrooms that are good sized and a main bathroom upstairs. The full basement provides excellent potential for future development and includes a rough-in for a future bathroom with oversized windows. Along with a new hot water tank and updated plumbing lines. Outside, enjoy a nicely sized west backyard with mature trees, a fire pit, large deck, newly replaced fencing, and a new roof that was just replace last year. Well cared for and thoughtfully maintained, this home has had all the finishing touches completed and shows beautifully. This home is also close to numerous walking/biking trails, restaurants, shopping, and everyday amenities. If you're looking for a comfortable family home in a peaceful location with plenty of space inside and out, be sure to book your private viewing today.

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