



GRASSROOTS
REALTY GROUP

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42 DOUGLAS GLEN Circle SE
Calgary, Alberta

MLS # A2346227



\$674,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance Landscaping		

Heating:

Fireplace(s), Forced Air, Natural Gas

Water:

-

Floors:

Carpet, Laminate, Tile, Vinyl Plank

Sewer:

-

Roof:

Asphalt Shingle

Condo Fee:

-

Basement:

Full

LLD:

-

Exterior:

Vinyl Siding, Wood Frame

Zoning:

R-CG

Foundation:

Poured Concrete

Utilities:

Electricity Connected, Natural Gas Connected, Phone

Features:

Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions:

Electric Blinds, Shelves on wall, shelves in the garage, 220 power in garage.

****OPEN HOUSE - SAT OCT 10th from 10:00 am-12:00 pm!!!**WELCOME to this TWO-STOREY HOME in the ESTABLISHED COMMUNITY OF DOUGLAS GLEN, where GREENSPACE + A PATHWAY AT YOUR BACK DOOR + quick access to MAJOR ROUTES make everyday life easier!!! Offering 2,203 SQ. FT. OF DEVELOPED LIVING SPACE, 3 BEDROOMS, 3.5 BATHROOMS, CENTRAL A/C, a DOUBLE ATTACHED GARAGE + a FINISHED BASEMENT on a 4,262 SQ. FT. LOT, this home gives everyone room to spread out. A ROOF REPLACED WITHIN THE LAST 10 YEARS + NO POLY-B add peace of mind! A landscaped front yard + welcoming FRONT PORCH lead into a BRIGHT, OPEN FOYER w/16' CEILINGS, a NEUTRAL COLOUR PALETTE, FLAT CEILINGS, NEW LED POT LIGHTS + SCRATCH-RESISTANT LAMINATE FLOORING throughout the main + upper floors. A WALK-IN COAT CLOSET keeps jackets + shoes tucked away, while a MOTORIZED BLIND makes the high front window easy to manage. Continue into the LIVING ROOM, where a BRICK-FACING GAS FIREPLACE, open + closed shelving + a LARGE NORTH-FACING WINDOW create a cozy place to relax or gather w/friends. HUNTER DOUGLAS BLINDS add a polished finish, while NO CARPET except on the stairs makes upkeep easy. The spacious EAT-IN KITCHEN is made for gathering, featuring GRANITE COUNTERTOPS, WHITE CABINETRY, SS APPLIANCES incl. a NEW STOVE (2026), a CORNER PANTRY + an OVERSIZED ISLAND w/SEATING for breakfast, homework or catching up at the end of the day. A window over the sink brings in natural light, while PATIO DOORS open to the DECK for summer dinners + barbecues w/friends. Around the corner, a 2-PIECE BATHROOM + MAIN-FLOOR LAUNDRY/MUDROOM keep daily routines**

running smoothly, w/DIRECT ACCESS to the DOUBLE ATTACHED GARAGE. Upstairs, the PRIMARY BEDROOM offers a private retreat w/a WALK-IN CLOSET + its own 4-PIECE ENSUITE w/QUARTZ COUNTERTOPS. Two more BEDROOMS provide space for family, guests or a home office, served by a 4-PIECE BATHROOM also finished w/QUARTZ COUNTERTOPS. The generous BONUS ROOM is ready for movie nights, a playroom or a quiet reading lounge. The DEVELOPED BASEMENT expands your options w/a FAMILY ROOM, LARGE WINDOW + VINYL FLOORING. Set up a games area, home gym or comfortable hangout for teenagers; a 3-PIECE BATHROOM + dedicated storage add flexibility. Outside, the BACKYARD BACKS DIRECTLY ONTO GREENSPACE + THE COMMUNITY PATHWAY, putting WALKING, BIKE RIDES + PARKS right at your doorstep! Follow the pathway for LESS THAN A MINUTE to a nearby park, w/5+ ADDITIONAL PARKS + a TENNIS COURT all within approximately a 15-MINUTE WALK—an incredible setup for families + an active lifestyle. DOUGLAS GLEN brings outdoor living + everyday convenience together. TWO COMMERCIAL AREAS within a 15-minute walk offer STARBUCKS, GROCERY STORES, a PHARMACY, MEDICAL CLINICS, RESTAURANTS + more. Nearby schools, recreation + quick access to major routes help you spend less time driving + more time enjoying your neighbourhood. BOOK YOUR SHOWING TODAY!!!