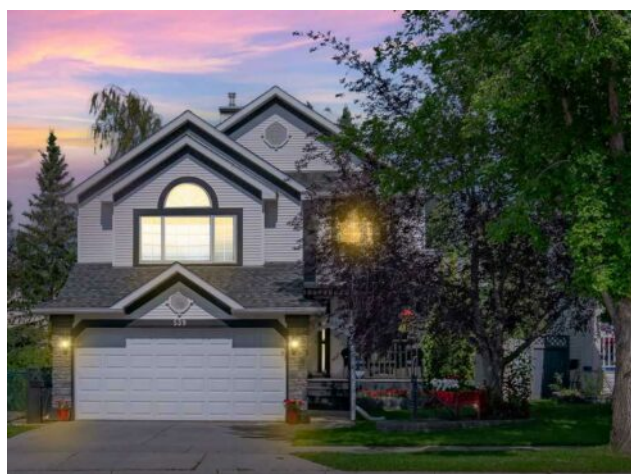


**539 Douglas Glen Boulevard SE
Calgary, Alberta****MLS # A2245566****\$680,000**

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,887 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Many		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: vacuum system & attachments, lawn ornaments. alarm system

****Beautifully Maintained Family Home in Douglas Glen Calgary**** Welcome to this immaculate 2-storey home in the heart of one of Calgary's sought after family friendly communities. Situated on a quiet street and backing (and siding) onto peaceful walking paths, this beautifully maintained property offers the perfect blend of comfort, functionality, and natural beauty—inside and out. Step inside to find gleaming hardwood floors throughout the main level and a versatile floor plan that suits every lifestyle. A spacious front flex room can easily serve as a formal dining area, home office, or even a place for your home-based business. The cozy sunken living room is the perfect spot to unwind, visit with family and guests near the cozy gas fireplace. The open floorplan flows seamlessly into a bright and functional kitchen complete with white cabinetry, stainless steel appliances, a pantry, and ample counter and storage space. The sit up counter space and breakfast nook provide the convenience of a quick meal for families on the go. Convenience continues with main floor laundry and an attached double garage at the front of the home. Upstairs, you'll find a large bonus room with a gas fireplace, creating the perfect family gathering area. The upper level also features three generously sized bedrooms, including a spacious primary suite with its own private 3 piece ensuite. Outside, this home truly shines. The private backyard oasis is both peaceful and picturesque. Enjoy warm evenings on the two-tiered deck, surrounded by mature trees and beautifully landscaped perennial gardens—a true retreat for nature lovers. The charming covered front porch is another added outdoor space to enjoy your morning coffee or evening glass of wine. This Air-Conditioned, 3 bedroom, 2.5 bathroom home boasts a clear sense of pride of ownership throughout. Located in the vibrant

community of Douglas Glen, you'll have access to top-rated schools, parks, golf, river pathways, and quick access to Deerfoot Trail for easy commuting. **This home is a rare gem—move-in ready, full of light, and filled with warmth. Steps to playgrounds , conveniently located on a bus route, and shopping around the corner. A perfect blend of comfort and lifestyle- Come see it for yourself!