

1745 Douglas Glen Grove SE
Calgary, Alberta

MLS # A2246444



\$598,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)		

Inclusions: all appliances as-is

Whether you're a first-time buyer, a growing family, or a professional renovator, this home in desirable Douglas Glen offers the location and potential you've been searching for. This wonderful community provides great access to the beautiful Bow River pathways and all the amenities of Quarry Park. This charming 3-bedroom, 3.5-bathroom detached home is situated on a beautiful, tree-lined street and features a private, south-facing backyard with a covered deck. The main floor boasts a large living room, a spacious island kitchen, a half bath, a laundry room, and access to a double garage. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private ensuite. The second floor also features a bonus family room. The finished basement offers versatile space that can be used as a recreation area, play space, an additional bedroom, or a fitness room in addition to a luxurious bathroom. Conveniently located close to schools, parks, shopping, and major commuter routes, this attractively priced home presents amazing upside with just a few updates.