

\$669,000 - 436 Douglas Glen Close Se, Calgary

MLS® #A2135611

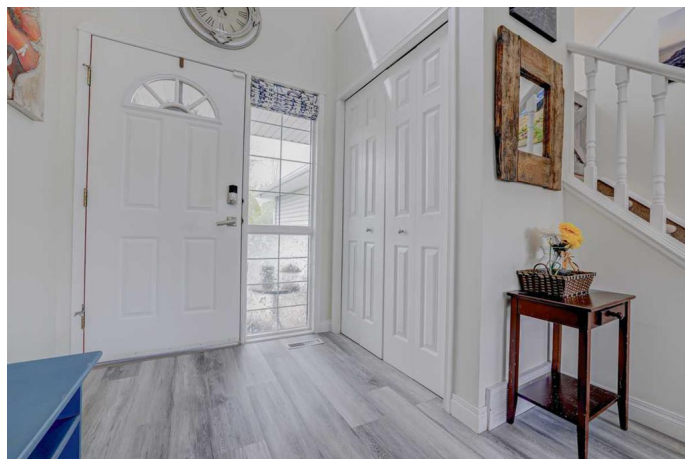
\$669,000

4 Bedroom, 4.00 Bathroom, 1,586 sqft

Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this beautifully updated & meticulously maintained 4 bedroom, 4 bathroom plus office home, with over 2200 sq ft of living space. Located on a quiet cul-de-sac in the sought-after community of Douglas Glen, backing onto the Bow River Pathway through your own private backyard gate. The open freshly painted main floor has huge windows letting in lots of natural light, updated vinyl plank flooring, flat ceilings, pot lights, and built in speakers throughout main. The beautiful white kitchen is accented with quartz counters, new stainless steel Fridge, & Dishwasher 2023, updated stainless stove, farmhouse sink and black faucet. The living room features a gorgeous custom gas fireplace with built in cabinetry. Classy & elegant lighting has been updated throughout. Easy access for entertaining off the dining room to a large deck and backyard looking out onto the pathway system and a beautiful well maintained garden. Upstairs features a master bedroom with 2 closets, ensuite including over-sized shower, soaker tub and heated tiled floors. Down the hall you'll find two additional good-sized bedrooms, full bath and sunny loft area. The upper level has hardwood throughout. The large developed basement gives lots of extra room for the family and includes a bedroom, a living room, an office, bathroom, and 2 storage areas. Large egress windows were recently installed. Other updates include removal of all poly B plumbing 2021, new electrical panel (2021). Walking



distance to year-round amenities at Carburn Park, where you can enjoy paddle boarding during summer and skating during winter. Steps to the Bow River where you can spend the day rafting or fishing. This fantastic family home wont last long!

Built in 1996

Essential Information

MLS® #	A2135611
Price	\$669,000
Sold Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,586
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	436 Douglas Glen Close Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3A4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Range, Garburator, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 4th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	64.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Rock Realty
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