

# \$749,999 - 55 Douglas Glen Place Se, Calgary

MLS® #A2153922

**\$749,999**

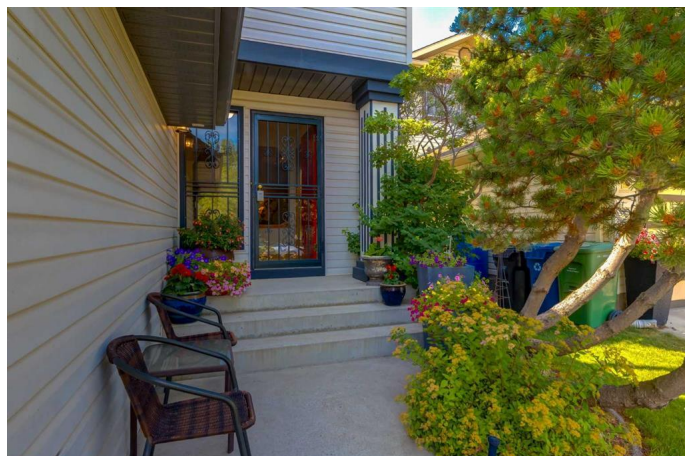
3 Bedroom, 3.00 Bathroom, 2,367 sqft

Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

Tucked away in a serene cul-de-sac at the heart of Douglas Glen, this exquisite 2,367 sq ft, 3-bedroom, 3-bathroom residence is a testament to pride of ownership from its original owners. This stunning two-story home features a 22x24 DOUBLE ATTACHED Insulated and drywalled GARAGE! From the moment you step onto the garden path leading to the charming front porch adorned with vibrant flowers and lush shrubs, you'll be enchanted by the home's captivating curb appeal. Inside, beautiful hardwood floors greet you, alongside a thoughtfully designed half bath and an inviting open living space. Sunlight floods through expansive windows, illuminating the airy, open-concept living room.

The kitchen is a culinary dream, offering abundant cabinet and drawer space, a grand centre island, and a cozy nook with views of your private botanical garden, winding path, and secluded deck. The adjacent dining area is perfect for grand gatherings, effortlessly connecting to the deck and beautifully landscaped gardens. Upstairs, you'll discover a versatile bonus room with vaulted ceilings and a charming stone gas fireplace, ideal for relaxation or entertainment. Two generously sized guest bedrooms share a 4-piece bath and convenient upstairs laundry. The primary suite is a tranquil retreat, offering serene views and sounds of the garden below. It boasts a luxurious 4-piece bath complete with a separate shower, a deep corner tub, a water closet, and a spacious walk-in closet. The



home also features a 3-zone irrigation system to keep your lush gardens and lawn in pristine condition with minimal effort! The basement offers a blank canvas for future development, brimming with potential to customize according to your vision. Recent updates include a new water softener, and roof, all within the past four years.

Douglas Glen is more than a community—it's a lifestyle. With its excellent schools, active community centre, and a plethora of parks and pathways, it's a hub of activity and leisure. Explore nearby Quarry Park, The Bow River, and Fish Creek Park, or indulge in a variety of restaurants and shopping options. This vibrant neighbourhood blends tranquility with accessibility, making it one of Calgary's most coveted areas. Discover the elegance and comfort of this Douglas Glen Gem, where every detail has been crafted to offer you a perfect blend of style and serenity. Book your private viewing today!

Built in 1994

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2153922  |
| Price          | \$749,999 |
| Sold Price     | \$745,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,367     |

|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 1994        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Sold        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 55 Douglas Glen Place Se |
| Subdivision | Douglasdale/Glen         |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z2M9                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings                                              |
| Heating           | Forced Air                                                                                                                                           |
| Cooling           | None                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Gas, Other                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

### **Exterior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Landscaped, Many Trees, Street Lighting, Private, Treed |
| Roof              | Asphalt Shingle                                                                                                                                      |
| Construction      | Wood Frame                                                                                                                                           |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 7th, 2024  
Date Sold                         August 26th, 2024  
Days on Market                19  
Zoning                             R-C1  
HOA Fees                        0.00

**Listing Details**

Listing Office                    The Real Estate District

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