

468 Douglas Glen Point SE
Calgary, Alberta

MLS # A2201922



\$825,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,086 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/A

Fully Developed Walk-Out Basement with Nearly 3,000 Sq. Ft. of Living Space! This stunning 2-storey home in Douglas Glen is fully finished, fully fenced, and move-in ready! Recent upgrades include brand-new carpet on the upper floors, a new stove and hood fan, and a roof replacement in 2023. Designed with an efficient open-concept layout, the home is filled with natural light from west-facing rear windows. Standout features include custom wood built-ins, a full walkout basement, a spacious basement bar, a Romeo & Juliet balcony off the primary suite, and a beautifully updated kitchen. Picture yourself hosting family and friends this summer—they'll appreciate the convenience of an oversized attached garage. The backyard offers an excellent recreational area, easily accessible from the walkout basement. Located in the sought-after community of Douglasdale, this home provides easy access to transit, schools, playgrounds, scenic pathways along the Bow River Valley, and the expanding amenities along Deerfoot Trail. If a fully finished walkout, a family-friendly neighborhood, and a modern kitchen are on your wishlist, this home is the perfect match!