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 love the generous bedroom sizes and open-to-above living space, while you’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!