

**15 Douglas Glen Heights SE**  
**Calgary, Alberta**

**MLS # A2322594**



**\$885,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,349 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Interior L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2nd Bar Fridge, Hot Tub, Built-in Speakers, Fans, 2 TV Mounts, Mirror in Workout Room, Dart Board, Mirror Over Bar, 2 White Cabinets in Den

Welcome to this stunning fully finished two-storey home in the highly sought-after community of Douglas Glen, where timeless architecture meets modern sophistication. Lovingly updated throughout, this exceptional residence offers the perfect blend of a classic floor plan, solid craftsmanship, and magazine-worthy finishes. An impressive 18-foot foyer welcomes you with slate flooring, a striking walnut staircase with horizontal railings, curved archways, and plush marbled carpeting. The spacious front den, complete with French doors, seamlessly integrates into the thoughtful design and offers the ideal space for a home office or quiet retreat. Rich hardwood flooring leads into the beautifully appointed living room featuring a stone-surround fireplace, raised hearth, custom built-ins, wainscoting, transom windows, designer lighting, and built-in speakers. The thoughtfully renovated kitchen showcases two-tone cabinetry, under-cabinet lighting, upgraded stainless steel appliances, and an abundance of style and functionality. The extended dining area is flooded with natural light and offers access to the expansive wraparound maintenance-free deck, creating seamless indoor-outdoor living. Upstairs, you'll find three spacious bedrooms, including a luxurious primary retreat complete with plantation shutters, dual vanities, oversized walk-in shower, stand alone tub, 2 walk-in closets, and private water closet. An adjoining loft/office overlooks the open-to-below main floor and provides the perfect work-from-home space. The fully finished basement is designed for entertaining, featuring a large games area, bar with two beverage fridges, family room with a second stone fireplace, fourth room currently used as a gym, and a full bathroom with in-floor heating. Step outside to your private backyard oasis featuring a stunning wraparound deck with built-in lighting,

expansive stone patio, waterfall feature, mature landscaping, hot tub with privacy screens, and direct access to the Bow River pathways. Ideally located near Fish Creek Provincial Park, the Remington YMCA, Quarry Park amenities, schools, golf, and major commuter routes, this beautifully updated home offers the perfect balance of established community charm and modern luxury living. Upgrades Included: Kitchen Cabinets/Appliances/LVP/Carpet/Maintenance Free Decks/Furnace/Hot Water Tank/A/C/Water Softener/Basement, Basement Bath with In Floor Heat, Primary Bedroom & En Suite Reno/Stair Railings/Garage Door/Paint/Wood Fence/Hot Tub/Security/Roof Shingles/Eaves/Upper Windows/Irrigation Check/Lighting/Privacy Screens and Pergola. It is a pure joy to tour this home!