

42 Douglas Glen Circle SE Calgary, Alberta

MLS # A2343979



\$679,999

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Stone Counters, Storage		
Inclusions:	N/A		

BACKS ONTO STUNNING GREENSPACE! Incredible location on a quiet circle in Douglas Glen, this 3 bedroom, 3.5 bathroom home backs directly onto the Douglas Glen pathway system with a community park just west along the path. Offering over 2,336 sq. ft. of developed living space, the location of this home has all the things you've been waiting for including, natural surroundings, exceptional access to amenities, space and a great community atmosphere. The home itself is equally impressive with plenty of space for growing families. The main floor features a bright, open-concept layout with large windows, durable flooring, and a spacious kitchen with granite countertops, ample cabinetry, pantry storage, and an oversized island. The living room is anchored by a cozy fireplace and overlooks the backyard and greenspace. Upstairs includes a generous family room, 3 bedrooms, a 4 piece ensuite and a 4 piece bathroom. The primary suite offers a huge walk-in closet and private ensuite. The lower level provides a large recreation area with sunshine windows, perfect for a family room, play area, gym, or theater room. Outside, enjoy a large backyard, mature landscaping, a deck for summer entertaining, and a gate with direct access to the pathway system. Recent updates include air conditioning and a new roof within the last 10 years. This home is ideally positioned near outstanding amenities. Within a 15 minute walk, you'll find both Quarry Park (YMCA, Calgary Public Library, Co-Op, Starbucks, restaurants) and Douglas Square (Gold's Gym, pharmacy, medical offices, pub, dining options). The Bow River is a 10 minute walk away, and Carburn Park is a 15 minute bike ride. Plenty of school options for all ages within very close proximity. With more than six parks within walking distance and greenspace right outside your door, this is a

fantastic place to raise a family.