

112 Douglas Glen Park SE
Calgary, Alberta

MLS # A2176527



\$479,900

Division:	Douglasdale/Glen		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,202 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Vinyl Windows		
Inclusions:	TV unit		

Bright and welcoming with a comfortable living and dining room open concept and new luxury vinyl plank. This well-maintained townhouse comes with a single attached garage and a driveway for the second car. You have an amazing south-facing backyard, and a patio door (2021) leading to your sunny rear deck, ready to host summertime BBQs with your friends and family. The property includes brand new furnace with build-in humidifier, a central vacuum with all accessories, a water softener system and a filtration system for water iSpring. The main floor is an OPEN CONCEPT with plenty of NATURAL LIGHT with a dining area, kitchen, living room, and a half bath with a granite countertop. Newer windows and blinds throughout the home were done in 2021 for a more modern look. The upstairs has a very spacious primary bedroom, a very wide hallway that leads you to not one but TWO additional large bedrooms, and a 4-piece bath with newer granite countertop. Being 1 of 14 townhomes in the entire complex with a walk-out basement makes this property unique. Comes with a fully finished basement with the option for a fourth bedroom which is currently being used as a flex space, and a 3-piece bath; however, it can also be converted into a living space if desired! You also have a nook which is great for anyone working from home and can be used as an office. Comes with a gas fireplace in the basement which makes it a very cozy space, also has a rough-in for a projector and speakers. A desirable community of Douglas Glen with easy access to Glenmore/Deerfoot, Carburn Park, Bow River, and close by many great amenities (playground, tennis courts, outdoor rink) and schools! Walking distance to the fitness centres and grocery stores, the location couldn't get any better!!