

**22 Douglas Glen Green SE**  
**Calgary, Alberta**

**MLS # A2186048**



**\$774,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

LEGAL SUITE | FULLY UPGRADED | All Poly B replaced with PEX | 5 BEDROOMS | 3.5 BATHROOMS You&rsquo;ll fall in love with this fully renovated 5-bedroom home in the desirable community of Douglasdale/Glen! This two-story home has been completely re-done, with upgrades that include a brand new kitchen, stainless steel appliances, luxury vinyl plank flooring, fresh paint, new light fixtures, updated ceiling texture, new plumbing fixtures, and custom tiles in all bathrooms. The bright and airy main floor boasts a gorgeous living room with an electric fireplace to keep you warm during the cooler months. The kitchen is spacious, featuring ample cabinet and counter space, a trendy tiled backsplash, stainless steel appliances, and beautiful quartz countertops. Adjacent to the kitchen is a sunny breakfast nook, perfect for casual dining. The main level also includes a formal dining room with a stunning feature wall, a laundry room, and a convenient 2-piece bath. Upstairs, you'll find the spacious master bedroom, complete with a luxurious 5-piece ensuite and a large closet. Two additional good-sized bedrooms and a 3-piece bathroom round out the upper level. One of the standout features of this home is the fully developed legal basement suite. With its own private entrance, separate furnace and ventilation system, 2 bedrooms, 1 full bathroom, and modern finishes, this suite is an ideal mortgage helper, rental income opportunity, or private space for extended family. The backyard is a great space for relaxing or entertaining, featuring a newly built large deck and plenty of green space for outdoor activities. This charming home is perfectly located just a 5-minute walk from Quarry Park, with a variety of restaurants, pubs, and shopping nearby. The local YMCA, offering a family-friendly pool, library, and workout facilities, is also within walking distance. The home backs onto green space

and a pathway system that connects to several playgrounds, tennis courts, a skating rink, and more&mdash;perfect for year-round outdoor enjoyment. Don&rsquo;t miss out on this beauty! Schedule a showing before it&rsquo;s gone!