

**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!