

**113 Douglas Glen Heath SE
Calgary, Alberta**

MLS # A2203321



\$674,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,787 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating: Boiler, Central, Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings

Inclusions: N/A

Nicely located on a generous sized lot! Enjoy those warm summer evenings on the deck in your south facing back yard. Local traffic only. Backs on to a walking trail for that tranquil feel. **OVERSIZE** double garage! This fine home boasts an open concept and 3 bedrooms up as well as a fourth one down in the fully developed basement! Basement bedroom does require an upgraded window for proper egress. Recently upgraded to central air conditioning! Unique heating and hot water system run by a boiler and then forced air. Possession is flexible with almost immediate a possibility! Call your favourite realtor and book a viewing on this fine home!