



# 84 Douglas Glen Crescent Calgary Alberta

\$598,000

Welcome to this very affordable two-story home in the highly sought-after neighbourhood of Douglasdale/Glen that is priced for a quick sale. Offering 1768 sqft of thoughtfully crafted living space, this home with its unique design is perfect for families seeking comfort and versatility. It features a double front-drive garage, a fully developed basement, quick access to nearby green spaces with a playground, outdoor hockey rink and tennis courts. Located just moments from the Bow River, Fish Creek Provincial Park, Quarry Park, South Centre Mall, and with easy access to major routes like Deerfoot and Stoney Trail, this home combines both convenience and lifestyle. Step inside to discover a bright, spacious main floor with an open-to-below living room showcasing a stunning gas fireplace, creating a cozy atmosphere. The living room flows seamlessly into the open-concept kitchen, which is equipped with brand-new stainless steel appliances (2024), including a stove, fridge, and dishwasher, perfect for preparing meals and entertaining guests. A patio door leads to the meticulously landscaped backyard, ideal for relaxing or hosting gatherings. A large den with a stylish barn door and an oversized window, a convenient laundry room with a newer washer, and a half bath to complete the level, making it both functional and versatile. Upstairs, retreat to the spacious primary suite, complete with a private en-suite featuring a Jacuzzi tub, a standing shower, and a walk-in closet. Two additional bedrooms share a Jack-and-Jill full bathroom, providing comfort and privacy for family members or guests. The fully developed basement is a true standout, offering an additional bedroom, a small office, and a full bathroom. The expansive mechanical room houses a central vacuum system, a newer central air conditioner (2022), and a newer hot water tank (2022). The massive rec. room offers...

4pc Bathroom 8.25 Ft x 5.50 Ft

4pc Bathroom 12.42 Ft x 8.75 Ft

Bedroom 13.92 Ft x 9.58 Ft

Bedroom 12.58 Ft x 10.42 Ft

Primary Bedroom 19.58 Ft x 13.83 Ft

Other 12.17 Ft x 4.42 Ft

Furnace 17.33 Ft x 10.58 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Breakfast 9.08 Ft x 5.00 Ft

Dining room 11.42 Ft x 11.17 Ft

Foyer 10.25 Ft x 9.75 Ft

Kitchen 13.67 Ft x 13.67 Ft

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Listing Presented By:



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## RE/MAX<sup>®</sup>

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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

4pc Bathroom 7.25 Ft x 5.00 Ft

Laundry room 8.42 Ft x 5.50 Ft

Den 8.58 Ft x 5.17 Ft

Living room 15.58 Ft x 13.42 Ft

Recreational, Games room 19.25 Ft x 14.58 Ft