



# YOUR NEW HOME!

## 209 Douglas Glen Boulevard Calgary Alberta

\$625,000

Experience the perfect blend of comfort, style, and functionality in this well maintained Jayman-built two-storey home, nestled on a quiet street in the sought-after community of Douglas Glen. Backing onto a scenic walking path, this property offers almost 2,400 square feet of thoughtfully developed living space and is steps from community amenities, including a hockey rink, tennis courts, playgrounds, and walking trails. As you step inside, you'll immediately notice the attention to detail and care that has gone into maintaining this home. The bright and airy main floor features a well-designed layout, including a large kitchen with plenty of cabinet space. The open-concept dining area flows seamlessly into the living room, where a gas fireplace creates the perfect setting for cozy evenings. Additional conveniences include a main-floor laundry room with updated washer/dryer and direct access to the double attached garage. Upstairs, the spacious primary bedroom serves as a private retreat with its walk-in closet and ensuite. Two additional bedrooms and a versatile bonus area provides ample space for family living or a home office. Fresh paint enhances the bright and welcoming atmosphere. The fully developed basement expands your living space with two large bedrooms, an additional den/office, and a full bathroom. Ample storage options and updated mechanical systems, including a hot water tank, and central air conditioning, add practicality and peace of mind. Step outside to discover a West-facing backyard oasis. A beautiful deck with Pergola and the gas BBQ hookup is perfect for entertaining or relaxing, while the lush green space provides endless possibilities for outdoor enjoyment. Located in the heart of Douglas Glen, this home offers unbeatable convenience with easy access to Deerfoot Trail, top-rated schools, shopping, dining, and the natural beauty of Fish Creek Pa...

Den 10.50 Ft x 8.50 Ft

Bedroom 13.58 Ft x 9.25 Ft

Bedroom 11.92 Ft x 9.83 Ft

4pc Bathroom 10.17 Ft x 5.50 Ft

Kitchen 14.75 Ft x 14.08 Ft

Dining room 9.67 Ft x 8.92 Ft

2pc Bathroom 5.33 Ft x 4.42 Ft

Family room 18.00 Ft x 16.50 Ft

Primary Bedroom 13.92 Ft x 11.75 Ft

Bedroom 11.25 Ft x 9.00 Ft

Bedroom 10.00 Ft x 9.92 Ft

Other 9.08 Ft x 4.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Living room 17.58 Ft x 12.50 Ft

Laundry room 5.58 Ft x 5.17 Ft

Foyer 6.67 Ft x 6.00 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft