



## 224 Douglas Glen Close Calgary Alberta

\$700,000

Beautifully renovated home with a modern touch. Central air (installed in 2023), radon mitigation system (installed in 2023) located on a quiet family friendly cul-de-sac which is a few doors down from the pathway leading to the banks of the Bow river and comes fully developed in pristine condition! Boasting over 2400 square feet of developed space, this home offers the location, style and functionality for today's modern family. Step into clean lines, luxury vinyl plank flooring a convenient side 2 pc bath with focal wall paper and access into the main floor laundry room with added enclosed storage. The open design starts from the generous lifestyle room, central dining area and into the entertainment style kitchen with a plethora of stone and butcher block counter space, a stand-alone hood fan, complete stainless steel appliance package, floating shelves, tiled backsplash, French door fridge, an oversized island, built in desk area and full height cabinets, overall a kitchen to get excited about. There is a garden door to lead you to your private outdoor space complete with 2 storage sheds and is fully fenced and landscaped. The upper plan begins with silk strand carpet and memory foam underlay a front bonus room completed with gas fireplace. Down the hall we come to a kids 4 pc bath mirroring the 4-pc en-suite bath with classic and clean subway tiled accents, storage vanities all wrapped in a Scandinavian flair. The upper plan offers 2 great size kid's rooms and a back primary bedroom complete with a walk-in closet. Adjourn to the finished lower level with added storage and a family size great room for kids to play or quiet movie nights. All this plus a 50 year Dura-roof completed in 2012 there is nothing more to do but move in and enjoy! (id:6769)

Furnace 10.42 Ft x 10.92 Ft

Recreational, Games room 25.33 Ft x 22.50 Ft

Storage 7.00 Ft x 4.42 Ft

2pc Bathroom 4.33 Ft x 4.83 Ft

Laundry room 4.58 Ft x 10.00 Ft

Kitchen 7.42 Ft x 19.00 Ft

Dining room 6.92 Ft x 19.00 Ft

Living room 12.50 Ft x 16.42 Ft

4pc Bathroom 4.83 Ft x 7.75 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Bonus Room 16.92 Ft x 14.92 Ft

Bedroom 9.92 Ft x 10.83 Ft

Bedroom 9.83 Ft x 10.83 Ft

Primary Bedroom 13.08 Ft x 11.92 Ft

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

Listing Presented By:



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