



# 43 Douglas Glen Place Calgary Alberta

\$599,900

Welcome to 43 Douglasglen Place, a meticulously maintained 2-Storey home nestled on a quiet cul-de-sac and backing to a walking path in the heart of this highly sought after SE community. Offering a total of 3 bedrooms, 2.5 baths, and oversized double attached garage, the open-concept floorplan boasts a soaring vaulted ceiling in the Family room, complete with a cozy gas fireplace, and a spacious kitchen with an abundance of cabinets, centre island and separate dining area overlooking the sunny west-facing rear yard. The upper level includes a primary bedroom with private 3-piece ensuite, 2 additional bedrooms and separate 4-piece bathroom. The rear yard is an ideal place to enjoy a quiet evening or while entertaining family & friends, complete with a spacious interlocking stone patio and privacy afforded by the abundance of trees. The property has been incredibly well-cared for inside and out by the same owner for the past 30 years, as evidenced in the beautiful site-finished hardwood flooring, and includes an unspoiled basement awaiting your modern design ideas. Within walking distance to several area schools, playgrounds and walking/bike paths, and quick access to Deerfoot Trail and the soon to be constructed 'Green Line' - makes for an effortless commute throughout the city. This nature-connected community offers many trendy services, including a satellite YMCA, unbeatable access to a variety of shopping/restaurant options in Douglas Glen and Quarry Park, and the natural beauty of Fish Creek Park. An absolute must see! (id:6769)

3pc Bathroom 9.25 Ft x 7.75 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Bedroom 9.92 Ft x 12.42 Ft

Bedroom 10.17 Ft x 10.58 Ft

Primary Bedroom 13.00 Ft x 13.25 Ft

2pc Bathroom 4.58 Ft x 5.58 Ft

Dining room 13.83 Ft x 13.50 Ft

Foyer 5.75 Ft x 7.75 Ft

Kitchen 12.75 Ft x 12.58 Ft

Living room 16.33 Ft x 15.17 Ft

Listing Presented By:



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eXp Realty

<http://stephensonrealtygroup.ca/>

**RE/MAX Realty Professionals**

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