

# \$725,000 - 76 Douglas Glen Heights Se, Calgary

MLS® #A2208944

**\$725,000**

5 Bedroom, 3.00 Bathroom, 1,622 sqft  
Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this beautiful BUNGALOW

\*\*\*\*\*OPEN HOUSE Sunday April 6 \*\*\*\*\*

RENOVATED - 10 foot CEILINGS-

Windows-EXTRA LARGE, over 3100 sq ft of

developed space located on a CORNER lot-

and all this on a very quiet street. The BRAG

sheet Highlights:: the ROOF, FURNACE and

HOT Water Tank are just 2 years old-talk

about instant peace of mind, the Stainless

Steel fridge is just 1 year old, the attic has had

extra insulation added. Prepare yourself for

the "WoW" factor There is a grand entrance

way with wrought iron railings, 10 foot ceilings

throughout & elegant ceramic tile that leads

you to a fully renovated kitchen that includes

custom cabinets(right to the ceiling!), large

island with GRANITE counters & stainless

steel appliances (5 burner GAS stove). This

home has an OPEN CONCEPT floor plan that

features a great room with a WARM fireplace

to cozy up to on those chilly winter nights,

large windows with custom blinds that let

natural light flood in- and this home has 10

foot CEILINGS and extra large WINDOWS.

The large master bedroom with walk-in closet

and spa like 5-piece ensuite - go ahead and

spoil yourself- you deserve it. The main floor

LAUNDRY room is spacious and complete

with front load washer/dryer and drying rack

system, 2nd & 3rd bedroom/office completes

the main level. The FULLY developed

BASEMENT includes - 3 OVERSIZED

windows- 3-one in each bedroom, a huge

media/games room, Bedrooms #4 and #5--



PLUS a 3-piece bathroom. Permits are available and completed for ALL updates and renovations. Douglas Glen community has excellent egress to Deerfoot and Glenmore Trails, the RING ROAD and is very close in to Downtown. This great community is very WALKABLE and just minutes to Quarry Park shops, the business section, COOP for groceries, great Schools, the City of Calgary-YMCA (beautiful POOL and exercise facility) & the Bow River pathway system along the river.

This home truly has it all, LOCATION, VALUE and beautiful UPGRADES. Book your showing today!! Spring has sprung- its time to move on up to this gorgeous home.

Built in 1999

### **Essential Information**

MLS® #	A2208944
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,622
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	76 Douglas Glen Heights Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3T5

### **Amenities**

Amenities	Dog Run
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Low Flow Plumbing Fixtures, Recreation Facilities, Recessed Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Stove(s), Humidifier, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 5th, 2025
Days on Market	3
Zoning	R-C1
HOA Fees	99
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Estate Professionals Inc.
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