



THE
A-TEAM

**RE/MAX
FIRST**

84 DOUGLAS GLEN Crescent, Calgary T2Z 3M6

MLS®#: **A2180706**

Area: **Douglasdale/Glen**

Listing Date: **11/25/24**

List Price: **\$598,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**
Lot Information
Lot Sz Ar: **4,187 sqft**
Lot Shape: **11.64 front, 32.90 side, 11.64 back, 33.64 side**

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac, Low Maintenance Landscape, Many Trees, Rectangular Lot
Double Garage Attached, Off Street**

DOM

26

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Hardwood, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Ceiling Fan(s), Central Vacuum, Chandelier, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"
Dining Room	Main	11`5" x 11`2"
Kitchen	Main	13`8" x 13`8"
Living Room	Main	15`7" x 13`5"
4pc Ensuite bath	Second	12`5" x 8`9"
Bedroom	Second	12`7" x 10`5"
Walk-In Closet	Second	12`2" x 4`5"

Room	Level	Dimensions
Breakfast Nook	Main	9`1" x 5`0"
Foyer	Main	10`3" x 9`9"
Laundry	Main	8`5" x 5`6"
4pc Bathroom	Second	8`3" x 5`6"
Bedroom	Second	13`11" x 9`7"
Bedroom - Primary	Second	19`7" x 13`10"
4pc Bathroom	Basement	7`3" x 5`0"

Den
Furnace/Utility Room

Basement
Basement

8`7" x 5`2"
17`4" x 10`7"

Game Room

Basement

19`3" x 14`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9811187

Zoning:
R-CG

Remarks

Pub Rmks:

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 plenty of space for family fun, with added bonus of some cabinetry already in place for a potential kitchenette—perfect for extended family or as an extra living space. With modern updates, ample room to grow, and some sweat equity to do minor touch ups, you can make this house a home and add value to your long term goals. Don't miss your chance to own this gem—schedule a showing today! Buyer must accept Title Insurance and an RPR from November 25, 2004.

Inclusions:
Property Listed By:

NONE
Stonemere Real Estate Solutions

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











