



THE
A-TEAM

**RE/MAX
FIRST**

224 DOUGLAS GLEN Close, Calgary T2V 2V7

MLS®#: **A2186510**

Area: **Douglasdale/Glen**

Listing Date: **01/17/25**

List Price: **\$700,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Lot Information

Lot Sz Ar: **4,660 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,714**
Low Sqft:
Ttl Sqft: **1,714**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`4" x 4`10"
Kitchen	Main	7`5" x 19`0"
Living Room	Main	12`6" x 16`5"
4pc Ensuite bath	Upper	8`1" x 4`11"
Bedroom	Upper	9`11" x 10`10"

Room	Level	Dimensions
Laundry	Main	4`7" x 10`0"
Dining Room	Main	6`11" x 19`0"
4pc Bathroom	Upper	4`10" x 7`9"
Bonus Room	Upper	16`11" x 14`11"
Bedroom	Upper	9`10" x 10`10"

Bedroom - Primary
Game Room

Upper
Lower

13`1" x 11`11"
25`4" x 22`6"

Furnace/Utility Room
Storage
Legal/Tax/Financial

Lower
Lower

10`5" x 10`11"
7`0" x 4`5"

Title:
Fee Simple
Legal Desc:

9612489

Zoning:
R-CG

Remarks

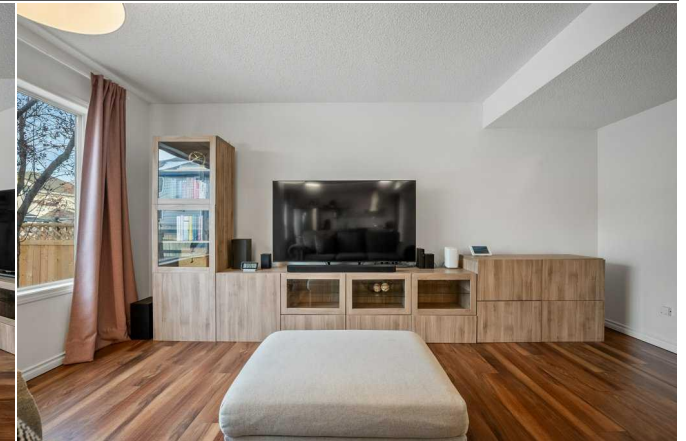
Pub Rmks:

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!

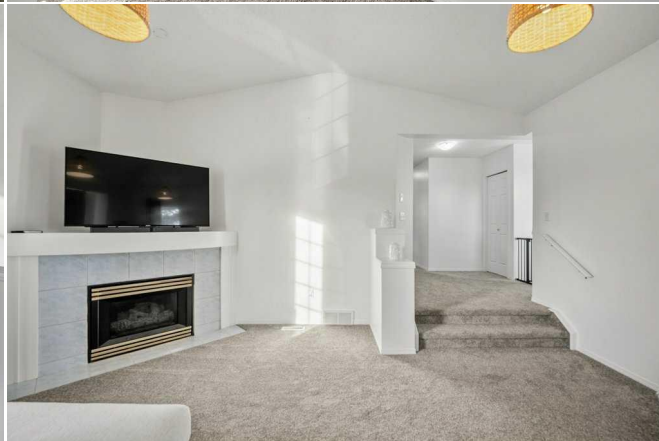
Inclusions:
Property Listed By:

RE/MAX First

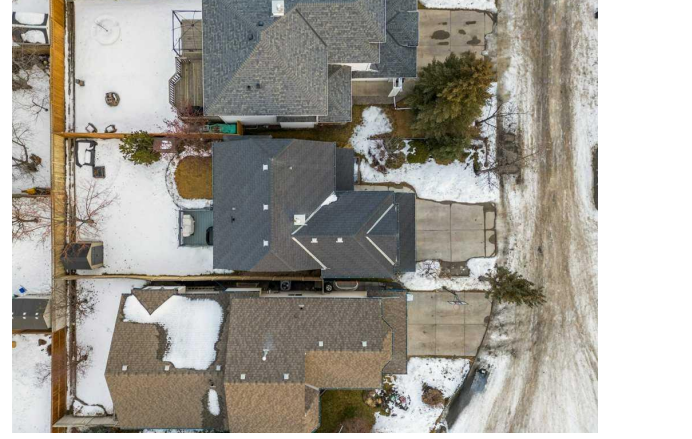
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







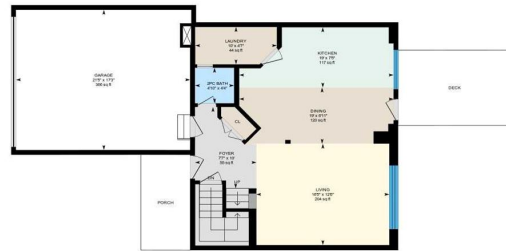






224 Douglas Glen Close SE, Calgary, AB

Main Floor Exterior Area 130.78 sq ft
Interior Area 687.14 sq ft
Excluded Area 408.01 sq ft



0 3 6 9

PREPARED: 2025/01/16



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

224 Douglas Glen Close SE, Calgary, AB

1st Floor Exterior Area 1003.78 sq ft
Interior Area 821.16 sq ft
Excluded Area 4.93 sq ft



0 3 6 9

PREPARED: 2025/01/16



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224 Douglas Glen Close SE, Calgary, AB

Basement (Below Grade) Exterior Area 639.74 sq ft
Interior Area 585.86 sq ft



PREPARED: 20250116

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.