



THE
A-TEAM

**RE/MAX
FIRST**

148 DOUGLAS GLEN Heath, Calgary T2Z 2M1

MLS®#: **A2205217**

Area: **Douglasdale/Glen**

Listing Date: **03/27/25**

List Price: **\$728,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**
Lot Information
Lot Sz Ar: **4,165 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,767**
Low Sqft:
Ttl Sqft: **1,767**

DOM

24
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Underground Sprinklers**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer,Water Softener**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	64`6" x 27`11"
Dining Room	Main	41`10" x 30`7"
Bedroom - Primary	Upper	48`11" x 36`8"
Bedroom	Upper	35`0" x 29`3"
Bedroom	Basement	33`4" x 32`10"
3pc Ensuite bath	Basement	41`0" x 16`2"
Game Room	Basement	78`6" x 39`8"

Room	Level	Dimensions
Living Room	Main	53`7" x 42`8"
2pc Bathroom	Main	18`1" x 17`3"
Bedroom	Upper	32`10" x 31`9"
Bedroom	Upper	55`9" x 36`4"
4pc Ensuite bath	Upper	29`0" x 25`2"
4pc Bathroom	Upper	26`0" x 16`2"
Laundry	Main	18`1" x 8`9"

Foyer	Main	33`1" x 15`7"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-CG	
Legal Desc:	9411521		Remarks
Pub Rmks:	<p>This beautifully updated two-story home in a quite cul-de-sac seamlessly blends modern style with everyday functionality. Newly painted though-out, it offers a fresh and inviting atmosphere as you step inside. The heart of the home is the updated kitchen, complete with sleek stainless steel appliances featuring a custom panel 4 door beverage center fridge, a spacious pantry, and a sunny breakfast nook, perfect for both casual dining and entertaining. The open-concept design creates a seamless flow between the kitchen, living area and additional formal dining room, offering a bright and airy space ideal for gathering with family and friends. The main floor also includes a convenient half-bath with laundry and plenty of closet storage. Upgrades extend throughout, with recently installed air conditioning (2022) ensuring comfort year-round. Upstairs, the private primary suite offers a serene retreat with its own ensuite, while three additional bedrooms and another 4 piece bathroom provide ample space for family or guests. The fully finished basement is another standout feature, offering an extra bedroom with an ensuite bath, complete with heated floors for ultimate comfort. There's also a cozy living area with wine storage and a spacious storage room, adding even more functionality to this well-appointed home. Step outside to a sunny, irrigated backyard with a large deck off the kitchen, perfect for outdoor dining or relaxing. The irrigation system ensures the lush greenery stays vibrant and easy to maintain, giving you more time to enjoy the space. The backyard backs onto a serene walking path that winds through the community, offering peaceful views and direct access to scenic walks. The home's location is ideal, within walking distance to playgrounds, tennis courts, and quick access to shopping and major roadways for your commute! With its modern updates, convenient location, and exceptional features, this home offers a perfect blend of luxury and practicality for today's lifestyle.</p>		
Inclusions: Property Listed By:	Shed Greater Property Group		

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













