

# \$685,000 - 177 Douglas Glen Manor Se, Calgary

MLS® #A2262725

**\$685,000**

3 Bedroom, 3.00 Bathroom, 1,788 sqft

Single Family on 0.15 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to your dream home in the heart of Douglas Glen! Perfectly tucked away on one of the Douglas Glen neighbourhood's most coveted cul-de-sacs, this beautifully appointed property offers the ideal blend of comfort, style, and convenience. While ideally situated near major roadways for effortless commuting, the home itself offers remarkable tranquility inside. Just steps from the Bow River pathway system, playgrounds, Quarry Park shops, and minutes from both public and Catholic schools, this location truly has it all. With quick access to Deerfoot, Glenmore, and Stoney Trail, and conveniently located close to Calgary Public TRANSIT - commuting anywhere in the city is a breeze! The spacious front entry welcomes you into a bright main floor featuring ceramic tile and gleaming hardwood floors that flow seamlessly throughout. Beyond the aesthetics, this home with over 2500 sq ft of total living space has been thoughtfully upgraded. The open-concept design connects the kitchen and living room with ease, creating a perfect setting for everyday living and entertaining. The fully updated chef's kitchen showcases Merit cabinetry, stunning Cambria quartz countertops, a massive island with barstool seating, and a convenient walk-in pantry. Stainless steel Samsung appliances-including a French Door refrigerator, dishwasher (2024), double oven gas range, and a private coffee station-add the perfect modern touch. The living room is filled with natural light from



oversized windows, complemented by a cozy wood-burning fireplace that brings year-round comfort and timeless charm. The laundry room features a brand-new washer and dryer (2024), while a built-in Cyclovac Central Vacuum system provides extra convenience. Upstairs, newly installed carpet (2025) graces the staircase, leading to a spacious upper level with durable laminate flooring, three generous bedrooms, and a vaulted bonus room. The luxurious primary suite is a true retreat, with vaulted ceilings, space for a king-size d bed, a custom walk-in closet, and an updated spa-inspired ensuite with a stand-up shower. Two additional bedrooms offer versatility for family, guests, or a home office. The partially finished basement expands your living space with a large recreation room featuring a pool table and electric fireplace, while also leaving endless possibilities for future development. Step outside to enjoy a huge, private, beautifully landscaped backyard with NW exposure for great sunshine. A large deck, firepit, and stone patio make this the perfect spot for summer barbecues and evenings with family and friends. The wood shake roof is in excellent condition, professionally maintained and inspected (July 2025) to last 40 more yrs. Other benefits include a shed storage and underground sprinklers. This move-in-ready home combines timeless elegance with modern updates in one of Calgaryâ€™s most desirable communities. Donâ€™t miss your chance-book your private showing today and fall in love with everything this home has to offer! (id:6289)

Built in 2001

**Essential Information**

Listing #	A2262725
Price	\$685,000

Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,788
Acres	0.15
Year Built	2001
Type	Single Family
Sub-Type	Freehold

### **Community Information**

Address	177 Douglas Glen Manor Se
Subdivision	Douglasdale/Glen
City	Calgary
Province	Alberta
Postal Code	T2Z3Y5

### **Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, No neighbours behind, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### **Interior**

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

### **Exterior**

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

### **Listing Details**

Listing Office

eXp Realty



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