

\$710,000 - 177 Douglas Glen Manor Se, Calgary

MLS® #A2260246

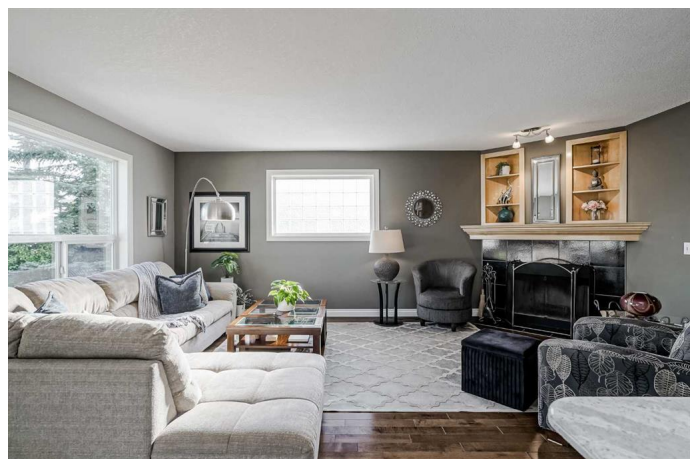
\$710,000

3 Bedroom, 3.00 Bathroom, 1,788 sqft

Residential on 0.15 Acres

Douglasdale/Glen, Calgary, Alberta

*OPEN HOUSE - Saturday, Oct 4, 11AM-1PM, and Sunday, Oct 5, 12P-2PM - 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. 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. For added functionality, 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-sized 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 northwest 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. Added conveniences include a shed storage and underground sprinklers. This move-in-ready home combines timeless elegance with modern updates in one of Calgary's most desirable communities. Don't miss your chance-book your private showing today and fall in love with everything this home has to offer!

Built in 2001

Essential Information

MLS® #	A2260246
Price	\$710,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,788
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	177 Douglas Glen Manor Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3Y5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Side By Side
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours Behind, Irregular Lot, Pie Shaped Lot
Roof	Wood
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	5
Zoning	R-C1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.