

**606 Douglas Glen Point SE**  
**Calgary, Alberta**

**MLS # A2260870**



**\$709,900**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Douglasdale/Glen                                     |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                             |               |                   |
| <b>Size:</b>     | 1,996 sq.ft.                                         | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 4                                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Many Trees, Private           |               |                   |

|                    |                                                                                       |                   |      |
|--------------------|---------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl Plank                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Walk-In Closet(s) |                   |      |

**Inclusions:** Shed, ECO-BEE smart thermostat, deck privacy screens, garden boxes, Wyze door bell.

Welcome to this beautifully maintained home, ideally located just minutes from Fish Creek Park and the Bow River pathway system. Whether you enjoy peaceful strolls, biking, or running, this prime location offers outdoor recreation and natural beauty right at your doorstep. Inside, you are greeted by a bright and spacious foyer that flows into a versatile den/dining room, highlighted by a large window. The open-concept living and kitchen area is filled with natural light from expansive windows, creating a warm and inviting atmosphere. The functional kitchen features a large island perfect for meal prep, a generous dining nook with room for a full-sized table, and quality appliances including a stainless steel stove, built-in microwave, and high-end Bosch dishwasher (2024). The family room is designed for comfort with a cozy gas fireplace for winter nights and air conditioning to keep you cool in summer. A convenient main-floor laundry room with front-load washer and dryer (2019) adds to the home's functionality. Upstairs, the huge primary suite is a private retreat complete with a walk-in closet featuring custom organizers, and a luxurious four-piece ensuite with a large stand-up shower and dual vanities(2021). This serene space is designed with comfort and relaxation in mind. Two additional spacious bedrooms and a large bonus room complete the upper level. The fully developed basement with luxury vinyl plank flooring (2023) offers even more living space, including a spacious recreation room, additional bedroom, full bathroom, office area, and plenty of storage. Step outside to a beautifully landscaped backyard with mature trees for privacy and a tranquil setting. A large two-tiered deck is perfect for summer barbecues, entertaining, or simply unwinding in nature. A large well built shed, along with an oversized attached garage, provide room for your

vehicles, equipment, workshop and more. Notable updates include: roof (2023), hot water tank (2025), blinds throughout (2022), high-efficiency furnace & humidifier (2021), carpet (2019) and NO POLY-B piping.