

# \$925,000 - 311 Douglas Woods Place Se, Calgary

MLS® #A2204544

**\$925,000**

3 Bedroom, 3.00 Bathroom, 2,751 sqft  
Residential on 0.21 Acres

Douglasdale/Glen, Calgary, Alberta

Meticulously maintained 3-bedroom, 2.5-bathroom home with a walkout basement is perfectly positioned on a huge, beautifully landscaped lot backing onto the prestigious Douglasdale Golf Course. Located in a quiet cul-de-sac, this home offers exceptional privacy while being flooded with natural light, creating a bright and inviting atmosphere throughout. Designed with both comfort and functionality in mind, it features air conditioning, two furnaces, and two fireplaces to ensure year-round comfort. The heart of the home is the expansive kitchen, offering abundant prep space, ample cabinetry, and a layout that makes cooking and entertaining a breeze. Gleaming hardwood flooring enhances the warmth and elegance of the main living areas. The fully finished walkout basement extends the living space and provides seamless access to the expansive backyard, a true retreat with lush greenery and plenty of room to enjoy the outdoors. Large decks off the main level offer additional outdoor living space, perfect for soaking in the serene surroundings. Another terrific attribute of the home is the Roof having Enviro-shakes! With its unmatched location, stunning yard, and bright, spacious layout, this home is a rare opportunity in a sought-after community.



Built in 1985

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2204544      |
| Price          | \$925,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,751         |
| Acres          | 0.21          |
| Year Built     | 1985          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 311 Douglas Woods Place Se |
| Subdivision | Douglasdale/Glen           |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z1K9                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Refrigerator, Washer/Dryer, Electric Cooktop   |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas                      |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Playground   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting, Few Trees, On Golf Course |
| Roof              | Shake  |
| Construction      | Concrete, Mixed, Stucco  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 9                |
| Zoning         | R-CG             |

## Listing Details

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

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