

224 Douglas Woods Point SE  
Calgary, Alberta

MLS # A2267413

\$799,649

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Douglasdale/Glen                                                         |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 2 Storey Split                                                           |        |                   |
| Size:     | 2,380 sq.ft.                                                             | Age:   | 1988 (37 yrs old) |
| Beds:     | 4                                                                        | Baths: | 2 full / 1 half   |
| Garage:   | Concrete Driveway, Double Garage Attached, Front Drive                   |        |                   |
| Lot Size: | 0.22 Acre                                                                |        |                   |
| Lot Feat: | Cul-De-Sac, Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind |        |                   |

|             |                                                  |            |      |
|-------------|--------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                          | Water:     | -    |
| Floors:     | Carpet, Laminate, Linoleum                       | Sewer:     | -    |
| Roof:       | Cedar Shake                                      | Condo Fee: | -    |
| Basement:   | Full                                             | LLD:       | -    |
| Exterior:   | Brick, Masonite                                  | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                  | Utilities: | -    |
| Features:   | Natural Woodwork, No Smoking Home, Vinyl Windows |            |      |

Inclusions: Shed

LOCATION - Douglas Dale, LOCATION - HUGE PIE SHAPED LOT BACKING onto THE GOLF COURSE!...LOCATION - QUIET CUL-DE-SAC and close to schools, These Original Owners are now Selling GRANDMA'S House while she STILL LIVES THERE? Perfect for INVESTORS/RENOVATORS who are looking for an immaculately kept ORIGINAL, frozen in time with the EUROPEAN STYLE Kitchen Cabinets, Sunshine Ceiling and Breakfast Island too so you too can bring "BACK to the FUTURE" with this home. YOU have 130' of fencing all backing onto the GOLF course while MATURE Evergreens Maximizes PRIVACY while Minimizing noise. Enjoy one of the largest PIE SHAPED PRIVATE BACKYARDS and Garden that separates you and 6th hole at Douglas Dale Golf Course.