

152 Douglas Woods Grove SE
Calgary, Alberta

MLS # A2267767

\$899,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,474 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	On Golf Course, Pie Shaped Lot, See Remarks		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	2nd Dishwasher		

Pie Lot Alert! This lovely, updated 2-Storey Split home backs directly onto the golf course in Douglasdale. The main floor features hardwood floors, a large entry way, living room, dining room, large office with built-in cabinets, mud room/laundry room, and 180-degree views of the golf course from the family room with brick surrounded fireplace, and large family kitchen with stainless steel appliances, a spacious breakfast nook, and granite countertops. The upper floor contains the 3 bedrooms and 2 full bathrooms, including the master bedroom with a 5-piece ensuite. The walk-out basement is perfect for entertaining with a large wet bar complete with a full-size fridge and dishwasher. A large recreation room with a fireplace and workout flows nicely onto the stone patio and backyard. Rounding out the basement is a 4th bedroom, a 3-piece bathroom, and a flex room. Updates Include: 2 High-Efficiency Furnaces, A/C Unit, Triple-Pane Windows, Water Softener, and Shingles. Book a viewing today to view this exceptional home.