



GRASSROOTS
REALTY GROUP

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**315 Douglas Woods Place SE
Calgary, Alberta**

MLS # A2216916



\$695,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Gentle Sloping, Landscaped, Low Maintenance Landscape, Manicured		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	High Ceilings		

Inclusions: Pool Table, 2nd Fridge, Vacuum System with Attachments

Well kept 2 storey located on a large pie shaped lot and backing west on to the Douglasdale Golf course. Tile entry welcomes you into this home with vaulted ceilings. Nice sized dining room has tile flooring and high ceilings. Good working kitchen has updated counters and backsplash. Cozy living room has hardwood flooring and sliding doors leading to the west deck and yard. The family room has a wood burning fireplace and hardwood flooring. A good sized third bedroom completes the main floor. Upstairs you find 2 bedrooms (could be 3), with the master having a 3 piece ensuite bath and large closet. A 4 piece bathroom completes the upper floor. The walkout lower level is completely developed with a large family room with vinyl plank flooring, a den/workout room, 3 piece bath, hot tub room with dehumidifier and laundry/storage room. Outside is a huge pie shaped lot backing on to the golf course with loads of room to play. Come and view this home today!