



GRASSROOTS
REALTY GROUP

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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, Ceramic Tile, 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. YOUR 130' 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.