



**GRASSROOTS**  
REALTY GROUP

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**152 Douglas Woods Grove SE**  
**Calgary, Alberta**

**MLS # A2267767**



**\$875,000**

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

|                    |                                                                                            |                   |      |
|--------------------|--------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | 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 entryway, 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 a brick-surrounded fireplace, and large 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 area 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.