



GRASSROOTS
REALTY GROUP

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42 Douglas Woods Way SE
Calgary, Alberta

MLS # A2270018



\$899,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,460 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Backing onto Eaglequest Golf Course and surrounded by mature trees, this beautifully updated home offers over 3,700 sq ft of living space designed for comfortable family living and effortless entertaining. Oversized windows frame tranquil views and flood each level with natural light. A welcoming entry sets the tone with elegant wainscoting and a stylish mix of modern fixtures. The spacious living room is anchored by a bay window capturing warm west light, while the adjacent dining room easily hosts gatherings. In the kitchen is a striking blend of timeless design and modern function features stainless steel appliances, stone countertops, honeycomb backsplash, full-height cabinetry and an oversized island ideal for family breakfasts or casual conversation while the modern sliding pantry door adds both charm and practicality. A wall of windows draws the eye to the backyard and golf course beyond. The family room invites relaxation in front of the fireplace flanked by custom built-ins. Step out to the expansive upper deck extending living outdoors with a gas line ready for summer barbecues. A sophisticated powder room and private main floor den complete this level, creating space for work or study. Upstairs, French doors open to a serene primary retreat with a bayed sitting area and sweeping views. The luxurious ensuite impresses with dual sinks, a jetted soaker tub, separate shower and walk-in closet. 2 additional bedrooms provide comfortable retreats for children or guests, each filled with natural light. A thoughtfully designed 5-piece main bathroom with dual sinks simplifies morning routines while upper-level laundry adds welcome convenience. The finished walkout level mirrors the home's fresh, cohesive design and provides a massive recreation room with a cozy fireplace, built-in bar, and direct access to a covered patio and the landscaped yard. A partially finished flex

space offers room for a gym or hobby area, while abundant storage keeps everything organized. Outside, the large pie lot offers multiple outdoor zones including a front patio for afternoon sun, grassy play space for kids and pets, and stunning golf course views year-round. Additional upgrades include a durable rubber roof with a 50-year lifespan (installed in 2013), dual high-efficiency furnaces with upper-level air conditioning (2022), a water softener, humidifier, alarm system, and an in-ground sprinkler system. Located within walking distance to schools, parks, and the extensive Douglasdale pathway network and moments from Fish Creek Park, this exceptional home blends timeless style, modern comfort and an unbeatable setting for growing families!