



GRASSROOTS
REALTY GROUP

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**60 Douglas Woods Terrace SE
Calgary, Alberta**

MLS # A2270203



\$649,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, No Neighbour		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful, warm and inviting home in the highly sought after community of Douglasdale Estates, closeby to the Bow River pathway system. As you enter, you are welcomed by an expansive ceiling and chandelier in the foyer, abundant natural light, hardwood flooring throughout the open-concept main floor, and a spacious layout. The kitchen highlights a centre island with granite counters throughout, with a lovely kitchen nook that overlooks the family room with a fireplace, and there is a cozy dining room located off the kitchen for entertaining as well. The laundry room and mud room conveniently located on the main floor is expansive with plenty of counter space, leading to the two-car garage. There are 3 spacious bedrooms upstairs along with 2 4-piece bathrooms, and a 3-piece washroom on the main floor. Enjoy a private, landscaped yard with a large deck ideal for relaxing or entertaining. Located near schools, transit, shopping, and golf, this property combines comfort, function, and location in one outstanding package. Situated just moments from the Douglasdale Golf Course, this charming home offers an amazing lifestyle in one of the community's best pockets. Surrounded by walking paths, parks, and beautiful mature trees, this property blends urban convenience with a peaceful residential feel.