



**GRASSROOTS**  
REALTY GROUP

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**66 Douglas Woods Park SE  
Calgary, Alberta**

**MLS # A2283603**



**\$529,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 388
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d21
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home		

**Inclusions:** TV Projector, refrigerator, dishwasher, oven/stove, microwave/hood fan, garburator, stacked washer and dryer, ceiling fans and remote(s), garage opener and remote(s)

This meticulously maintained residence offers a rare blend of contemporary upgrades and structural integrity. From the sleek, updated aesthetic to the comprehensive mechanical updates, every detail has been curated to provide a turnkey living experience. The home features beautiful vaulted ceilings, high end culinary space equipped with new stainless steel appliances and premium soft-close cabinetry. The kitchen's functionality is enhanced by a built-in garburator and elegant new fixtures that flow seamlessly into the living area. Enjoy cozy evenings anchored by one of two gas fireplaces, or transform your down stairs space into a private theatre with the included projector system. Total peace of mind comes standard here, the current owner has invested heavily in the home's "bones" and efficiency. NO POLY-B, heavy duty asphalt shingles, upgraded siding and composite decking on the front porch. The home is also equipped with a new hot water tank and a furnace serviced annually for peak performance. The main floor has been intelligently reconfigured to include a discreet half bath with stacked laundry, maximizing convenience. Throughout the home you will find new remote controlled light fixtures and fans, fresh carpet on the stairs, and updated hardware on all the doors. Storage is abundant, including a clever utilization of space under the stairs. Beyond the interior, the single car garage serves as more than just parking; it is fully drywalled and insulated, featuring a new insulated door to keep the space temperate year round. For households with multiple vehicles, the driveway is impressively sized to accommodate two cars, with the added benefit of visitor parking steps away. The location offers a balance of recreation and convenience. Golf enthusiasts will appreciate the proximity to the public golf course and driving range. For your

daily needs, a variety of boutique shopping and essential services are just minutes from your front door.