



**118 Douglas Woods Hill SE
Calgary, Alberta**

MLS # A2288887



\$825,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,707 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Storage Shed

OPEN HOUSE Sunday, April 26th from 12-2pm. Perfectly positioned in the sought-after community of Douglasdale Estates, this executive fully finished bungalow backs directly onto the golf course, offering a rare combination of privacy, views, and everyday luxury living in one of Calgary's most established estate neighborhoods. Vaulted ceilings span the main floor, creating an airy, light-filled atmosphere that enhances the home's spacious design and architectural appeal. The open-concept layout seamlessly connects the kitchen, dining, and living spaces — ideal for entertaining or relaxed daily living. The kitchen features hardwood flooring, skylight, white cabinetry, stainless steel appliances, and a functional layout overlooking the eating area with access to a covered deck perfect for enjoying peaceful golf course views year-round. A striking three-way gas fireplace anchors the main living space, adding warmth and ambiance throughout. The main level offers two bedrooms, including a generous primary retreat with a full ensuite featuring dual sinks, separate shower, and jetted soaker tub, plus an additional full bathroom and a versatile front flex room originally designed as a formal dining space. Downstairs, the fully finished lower level with in-floor heating expands your lifestyle possibilities with two additional bedrooms, full bathroom, family/media area, and dedicated office space — ideal for guests, multigenerational living, or working from home. Additional value features include a double-attached garage, completed Poly-B plumbing replacement. Rare opportunity to secure a move-in-ready executive bungalow on a golf course lot in a prestigious, amenity-rich community.