



**17 Douglas Woods Gardens SE  
Calgary, Alberta**

**MLS # A2291401**

**\$639,000**



<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** Garden shed, TV Mount in living room, floating shelves in baths.

**\*\*OPEN HOUSE SAT & SUN MARCH 7th & 8th 2 to 4 PM\*\*** Located on the estate side in the established community of Douglasdale, this beautifully renovated, air-conditioned home blends thoughtful design, modern upgrades and a functional family layout in a location surrounded by parks, pathways and everyday amenities. An inviting chic patterned tile entry welcomes guests and rich hardwood flooring continues throughout the main level while designer lighting enhances the bright open floor plan. Designed with both beauty and practicality in mind, the modernized kitchen showcases stainless steel appliances, extended full-height cabinetry for exceptional storage with chic upper and under cabinet accent lighting, a walk-thru pantry and a large centre island that naturally gathers family and guests for casual meals or conversation. Adjacently, the dining area connects seamlessly to the backyard, encouraging an effortless indoor and outdoor lifestyle for everyday living and entertaining. Comfortable evenings unfold in the living room where an updated fireplace creates a warm focal point while oversized windows frame backyard views and flood the main floor with natural light. A strikingly renovated powder room elevates the main level with statement wallpaper, wainscoting and designer fixtures that add personality and charm. Everyday functionality continues with a well-equipped main floor laundry room offering abundant cabinetry and storage for busy households. Renovations continue upstairs where a cozy reading nook with built-in window seating provides a quiet retreat for morning coffee, homework or unwinding with a favourite book. A spacious primary bedroom serves as a true owner's retreat featuring a dramatic feature wall, walk-in closet and a private ensuite complete with an indulgent jetted soaker tub designed for relaxation at the end of the

day. Two additional bedrooms share a beautifully updated 4-piece bathroom, creating comfortable accommodations for family or guests. Additional living space awaits in the fully finished basement where a large recreation room supports movie nights, games and flexible family activities. A fourth bedroom, convenient powder room and extensive storage complete the lower level. Entertaining will be a breeze on your full-width cedar deck for summer barbecues and relaxed evenings beneath the pergola while the large fenced yard offers excellent space for kids and pets to play. A storage shed keeps seasonal items organized along with ample shelving/storage in the double attached garage and utility room. Other major updates include newer vinyl windows on the main and upper floors, a new roof (2025), and two hot water tanks. Life in Douglasdale means easy access to schools, numerous parks and green spaces, a well-connected pathway system, Eaglequest Golf Course and the natural beauty of Fish Creek Park, all within close reach of everyday shopping and commuter routes. Check out the **\*\*Virtual Tour\*\*** then see it for yourself!