



**12583 Douglas Woods Road SE  
Calgary, Alberta**

**MLS # A2295019**



**\$799,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,179 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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, Chandelier, Closet Organizers, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** Storage shed

Renovated house with brand new roof installed in March 2026. All poly-B pipe were replaced. New knockdown ceiling on main floor and basement. Luxury vinyl flooring was installed in 2025. New quartz countertop for kitchen and bathrooms. All lights fixtures were replaced including the chandelier in the foyer. New powerful range hood was installed, and all toilets and faucets were replaced as well. Entire house was freshly painted. This polished home with 4+1 bedrooms with over 3,000 sqft living space. Upon entering the home you will be greeted with a foyer that opens up to the living room and the dining room. The kitchen is spacious with the breakfast nook overlooks the open backyard. Adjacent to the kitchen is the family room with a warm fireplace. The main floor office is perfect for work from home. The laundry room and bathroom conclude the main floor. Walking up the stairs, you will see the double French door primary bedroom with a walk-in closet and 4-piece bathroom. There are 3 other gorgeous bedrooms and one of the them includes a walk-in closet. Another 4-piece bathroom closes the second floor. Lastly, the basement is fully developed with a functional layout. It contains a recreation room, bedroom, and a 3-piece bathroom. The deck with privacy wall and patio + firepit make a perfect place to lounge. The backyard is a pie-shaped with trees lining the back and sides. Perennial flowers are in front of the house and back yard with flowering fruit trees. The house is conveniently located between two schools within walking distance. Easy access the 130 avenue shopping center and Deerfoot Trail. Overall this home is ideal living space for all.