



**6 Douglas Woods Bay SE
Calgary, Alberta**

MLS # A2299998



\$799,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,129 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar

Inclusions: N/A

Welcome to this beautifully maintained family home tucked away on a quiet cul-de-sac in the highly sought-after community of Douglasdale—just a short walk across the field to Douglasdale School, making it an ideal location for growing families. Offering nearly 3,100 sq ft of developed living space, this home combines functionality, comfort, and timeless appeal. Step inside to a bright and inviting main floor featuring a spacious living room and formal dining area, perfect for entertaining. Toward the back of the home, you’ll find an open-concept layout designed for everyday living, complete with a large kitchen showcasing newer stainless steel appliances, a central island, pantry, and a sun-filled breakfast nook. The adjoining family room is warm and welcoming, highlighted by a stunning three-sided gas fireplace that adds charm and comfort. Upstairs, the generous primary retreat features a walk-in closet and a well-appointed ensuite with a separate shower, relaxing soaker tub, dedicated vanity space, and private water closet. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully developed basement offers incredible versatility with a fourth bedroom, another full bathroom, a spacious recreation area, and a cozy media room—complete with TV and speaker system—perfect for movie nights or entertaining guests. Step outside to enjoy the massive pie-shaped backyard, beautifully landscaped with an interlocking stone patio—ideal for summer BBQs, family gatherings, and outdoor relaxation. Recent updates provide peace of mind, including newer fixtures(2024), furnace, humidifier and AC unit(2021), new quartz(2024), new flooring(2025), newer appliances (2019), new stove(2024), hot water tank and water softener (2019), interior paint (2026), and a renovated secondary

bathroom (2019). This is a rare opportunity to own a spacious, move-in-ready home in an unbeatable family-friendly location. Don't miss your chance—book your private showing today!