



**255 Douglas Woods Drive SE  
Calgary, Alberta**

**MLS # A2300560**



**\$649,700**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,757 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
<b>Inclusions:</b>	Shed, Treadmill, Stationary Bike, Security Cameras, Smart Thermostat		

Welcome to this beautifully maintained home! Upon entering, you'll be greeted by soaring vaulted ceilings, modern light fixtures, and a stunning grand staircase. The formal living room features large windows draw in the natural light, while a well-sized dining room awaits just beyond. Adjacent to these areas is the "U-shaped" kitchen, complete with a corner pantry for extra storage, solid oak cabinets, and a sink that overlooks the gorgeous backyard. The kitchen flows into the breakfast nook with direct access to your private outdoor space. Outside is a true oasis, featuring a two-tier cedar deck with privacy screens, an outdoor shed, and an irrigation system—all enhanced by strategically placed landscape lighting and surrounded by mature trees. The main floor also includes a spacious living room, highlighted by a gas fireplace with custom built-ins and stone accents. Additionally, there is a den, a conveniently located main floor laundry room and a private powder room. Upstairs, the large primary bedroom boasts a walk-in closet and a spa-inspired ensuite with a separate shower, a luxurious jetted tub, and elegant stone counters. Two more generously sized bedrooms share a well-appointed four-piece main bath, also featuring stone counters. Enjoy the comforts of air conditioning, convenience of a smart thermostat, smart garage door, safety of security cameras and NO POLY B! Douglasdale Estates is a well-established family community with easy access to shopping, dining, Douglasdale Golf Club, parks, tennis courts, and scenic walking and biking paths that connect to the Bow River pathway system and Fish Creek Park. With quick access to Deerfoot Trail, commuting within the city is a breeze. The pride of ownership is evident throughout this home—schedule your showing today!