



**2569 Douglas Woods Link SE
Calgary, Alberta**

MLS # A2151663

\$680,000



Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	1986 (38 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Shed, BBQ Hut, Security Hardware

Welcome to this stunning home nestled in the highly desirable community of Douglasdale. With 4 bedrooms, 3.5 bathrooms, a NEW roof and NEW siding in 2016, and just a short walk from the prestigious Eaglequest Golf Course, this residence offers a serene retreat you won't want to miss. Walking in, you are greeted by a spacious, light-filled foyer that seamlessly transitions into the dining room and kitchen area, ideal for hosting and entertaining guests. The kitchen features beautiful cabinets, granite countertops, and a large island, perfect for culinary enthusiasts and meal prep. The sunken living area is a focal point, adorned with impressive built-in cabinets and a charming stone fireplace, creating a cozy ambiance for relaxing evenings at home. Step outside to discover the backyard oasis, complete with an expansive deck and entertainment area, perfect for summer BBQs and gatherings with family and friends. Upstairs, the primary bedroom awaits with large windows overlooking the tranquil backyard, providing an inviting space for your morning coffee routine. The ensuite bathroom includes a stylish tile and glass shower, complemented by quartz countertops. Completing the upper level are two generously sized bedrooms and an additional 3-piece bathroom, offering ample space for family members or guests. Moving to the fully finished basement, where you'll find a bar area with a sink, a spacious rec room for additional living space, and an additional 4th bedroom, perfect for visiting family and friends. Another 3-piece bathroom adds to the functionality of this lower level. The community of Douglasdale is renowned for its family-friendly environment, offering proximity to schools, shopping centers, and restaurants, ensuring there's always something to do. Steps away from the nearby Eaglequest Golf Course, an 18-hole par 60, presents an exceptional

recreational opportunity right at your doorstep. Don't miss out on the chance to make this exceptional property your own. Schedule a viewing today and experience the lifestyle awaiting you in Douglasdale.