



**3642 Douglas Woods Heights SE  
Calgary, Alberta**

**MLS # A2156364**



**\$629,999**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome to your lovely 4-bedroom Bungalow with over 2500 square feet of living space. The fantastic subdivision of Douglasdale is a community that surrounds a public golf course. When you enter your new home, you are greeted with a bright family room with vaulted ceilings, fireplace and gorgeous hardwood floors. Entering the kitchen which leads to the large back yard has a Wolf 6 burner gas range, large breakfast island, plenty of cupboards and granite counter tops. The Primary bedroom boasts a vaulted ceiling with a 4-piece ensuite (freshly painted) and a relaxing jet tub. Continuing the main floor is an addition bedroom, 4-piece bathroom and main floor laundry. Heading downstairs to your finished living space with your large family/recreation room, 2 x-large bedrooms, 4-piece bathroom and large storage/mechanical room. Freshly painted, Central A/C, several new windows, over 6700 square foot lot, golfing community, close to shopping, close to school, close to Deerfoot and Stoney Trail are just a few extras to living in this beautiful BUNGALOW and neighborhood. Book your private viewing with your favorite Real Estate Agent today!