



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

**MLS # A2157565**



**\$989,888**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,462 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, No Neighbours Behind, Landscaped, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** Remote controls for garage door opener

Did you ask for a house backing onto a golf course, with 9 foot ceilings on the main floor and a former show home? Do you want to have a hot tub right outside the door of the walk out basement, with a large paving stone patio and great landscaped yard, full of trees & shrubs? A majorly renovated house from top to bottom, from light switches to light fixtures, flooring, complete kitchen renovation, doors, garage epoxy floor & heater, 2 multistage high efficiency furnaces & 2 A/C units (with 12 years of paid warranties) with 2 smart Wi-Fi thermostats.....?! LOOK NO FURTHER, THIS IS IT! This lovingly cared for home! This beautifully renovated home offers the traditional 2 story floor plan with 9 feet ceilings on the main floor, with living room/dining room combination, a cozy family room with gas burning fireplace off the kitchen and breakfast nook, and a main floor laundry room/mud room. The upper floor offers a large primary room with 5-piece en-suite bathroom with jetted tub, 3 other good sized bedrooms and a full bathroom. The walk-out basement offers a huge recreation room with wood burning fireplace, a wet bar as well as a bedroom and a 4-piece bathroom. Book a showing today to see this elegant masterpiece which backs onto the golf course with unobstructed view and gorgeously maintained backyard.