



**92 Douglas Woods Grove SE
Calgary, Alberta**

MLS # A2157856



\$812,999

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,370 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	(Dining room) table and benches. (Basement) TV, sound system and all speakers, 1 dual recliner, 2 recliners, pool table,		

****Open House Friday 6-8pm**Sat Aug 31, 100-3:30pm **Open HS Sun 1-4 pm**** Welcome to Your New Home! Situated in a prime location backing onto the picturesque golf course and recently upgraded with over \$210,000 in renovations, this home epitomizes luxury living. The main level welcomes you with an invitingly open layout, featuring a beautifully designed kitchen seamlessly flowing into the spacious living room. Enjoy hosting memorable dinners in the separate large dining room, complete with a custom-built table. Need a quiet space to work? You'll appreciate the private office. Additionally, the main level offers the convenience of a renovated 2-piece bathroom and a revamped laundry/mudroom. All accented with charming barnwood and hardwood flooring throughout! Upstairs, retreat to the expansive master bedroom adorned with French doors, boasting a luxurious 5-piece ensuite bathroom and a generous walk-in closet. Two more generously sized bedrooms provide ample space for family or guests. The lower level has been completely transformed into an entertainment haven, featuring a state-of-the-art media area equipped with a remarkable \$17,000 TV and sound system, all included in the sale. Enjoy leisurely evenings in the open rec/games area, complete with a pool table for endless entertainment and a fully functional wet bar for hosting gatherings. A large bedroom and a convenient 3-piece bathroom round out this impressive space. For your peace of mind, the mechanical / storage room houses recently installed furnaces, AC, and a hot water tank, all under 5 years old. Step outside to the backyard oasis, where you'll find a newly redone deck, a pristine cement patio perfect for outdoor gatherings, and even a charming treehouse for the kids to enjoy. Nestled on a tranquil street in the coveted Douglasdale community. Recent upgrades include; 2 new 96%

efficiency furnaces, AC for main floor, Garage heater, All brand new appliances in the last 3 years. All upgraded triple pane windows (\$33,000), New cedar deck and patio. New front deck, Driveway extension \$22,000, New carpet and paint 4 years ago. Basement development \$90,000, Basement electronics \$17,000, Custom dining table & benches \$3,000, Reno’d mudroom \$3000, All new window coverings GEMSTONE outdoor lighting \$6,000.