



GRASSROOTS
REALTY GROUP

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311 Douglas Woods Place SE
Calgary, Alberta

MLS # A2210421



\$875,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,751 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully maintained Tudor-style 3-bedroom, 2.5-bathroom home with a walkout basement is ideally situated on a sprawling, professionally landscaped lot backing onto the prestigious Douglasdale Golf Course. Nestled in a quiet cul-de-sac, the property offers a rare combination of privacy, timeless charm, and stunning outdoor space. Inside, the home is flooded with natural light, creating a bright and welcoming ambiance throughout. Thoughtfully designed for both comfort and practicality, it features central air conditioning, dual furnaces, and two fireplaces to ensure year-round climate control. The heart of the home is the expansive kitchen, boasting abundant prep space, generous cabinetry, and a layout perfect for both everyday living and entertaining. Rich hardwood floors enhance the elegance of the main floor, contributing to the home's classic aesthetic. The fully finished walkout basement adds to the functional living space, offering direct access to the lush backyard—a serene escape with mature greenery and ample space for outdoor enjoyment. Expansive decks on the main level provide additional outdoor living areas, ideal for relaxing or hosting while enjoying the tranquil golf course views. A notable highlight of the property is the durable and attractive Enviro-shake roof, adding long-term value and curb appeal. With its bright, spacious interior, picturesque setting, and timeless Tudor-style design, this home is a standout opportunity in one of Calgary's most desirable communities.