

\$535,000 - 3574 Douglas Woods Heights Se, Calgary

MLS® #A2084318

\$535,000

3 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

As you approach this charming property, you'll be greeted by a beautifully landscaped yard adorned with mature trees, creating a serene atmosphere. Enjoy a morning coffee on your large front porch as you admire your front garden.

Step inside, and you'll be immediately captivated by the open vaulted ceilings and thoughtfully designed layout. The centerpiece of the living room is a charming stone-faced gas fireplace, offering a cozy backdrop for those chilly evenings. The adjacent dining room is perfect for hosting gatherings and making memories with loved ones.

The heart of this home is the kitchen, with an eating area that leads out to the spacious back patio. This is where you'll master the art of BBQing and entertaining, surrounded by lush greenery. The tiered backyard not only provides privacy but also serves as a sound buffer, creating your own oasis.

Hardwood floors extend into the main floor master bedroom, where you can unwind in comfort. The ensuite bathroom boasts a separate shower, adding a touch of luxury to your daily routine. A second bedroom on the main level is adjacent to a full 4 piece bath, providing convenience and functionality.

For added ease, the laundry is conveniently located just off the back entry, leading to the



double attached garage. As you descend the open stairwell to the lower level, the floorplan continues to impress.

The open family room is a cozy haven, complete with built-in shelving and storage, perfect for displaying your treasures and keeping everything organized. Two additional rooms, a bedroom and a hobby room/office (or another bedroom) offer your guests or family members their own private space. Plus, a 3 piece bath on this level ensures everyone's comfort and convenience.

Don't miss this rare opportunity to make this exceptional property your own. It's more than just a house; it's a place where cherished memories will be made. Act quickly, as homes like this don't stay on the market for long! Schedule your viewing today!

Built in 1991

Essential Information

MLS® #	A2084318
Price	\$535,000
Sold Price	\$547,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,298
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3574 Douglas Woods Heights Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2G3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cleared, Few Trees, Garden, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2023
Date Sold	October 24th, 2023
Days on Market	11
Zoning	R-1
HOA Fees	0.00

Listing Details

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