

\$839,000 - 266 Douglas Woods Close Se, Calgary

MLS® #A2085672

\$839,000

4 Bedroom, 4.00 Bathroom, 2,359 sqft

Residential on 0.16 Acres

Douglasdale/Glen, Calgary, Alberta

Locations like this one rarely come onto the market! This secluded cul-de-sac location is within greenspace key hole, enjoys the views toward the south & mountain ranges.

Charming front garden stone patio welcomes you to your new home, enjoy the established setting as watch your kids play. This fully finished home offers over 2,350 sqft above, plus an additional 1,100 sqft developed basement - total of 4 bedrooms + 3.5 bathrooms. You are welcomed with a large foyer at front entrance with vaulted ceilings within the formal living & dining rooms, featuring Brazilian Cherry hardwood flooring complemented by large windows that bring in the natural light. Kitchen modestly updated with granite counters, upgraded appliances including gas range & wall oven, open to spacious eating nook. Patio doors open to private yard with extensive stone patio, perfect for entertaining & gas line for BBQs in the summer. The expansive family room has enough space to accommodate any furniture configurations with cozy wood burning fireplace, stone mantle & surrounded by built-ins. Main floor is completed with stylish powder room & functional laundry room. Hardwood flooring is continued into the upper level with open staircase. The primary bedroom is your own private oasis with views through the expansive windows, separate walk-in closets each with built-in organizers + impressive spa-like ensuite featuring dual sinks, make-up counter, cabinetry, corner



jetted soaker tub, separate shower, heated tile floors + water closet. Two additional bedrooms are located on the opposite side of the upper level with a freshly renovated 4 pc bathroom located between the rooms, each with generous closets! Basement is perfect for entertaining massive rec room accommodates pool table (negotiable), kitchenette, TV area + pot lights through out. Additional bedroom + 3 pc bathroom complete the space - perfect for extended family visits or grown children. Oversized 23 x 24.5 foot garage heated (gas radiant heat), insulated, epoxy flooring & ceiling mounted storage. This home has all of the major items meticulously upgraded through the years including UPDATED PLUMBING (all poly-b is removed), electrical panel, roof, garage + entry doors, VINYL WINDOWS, interior doors + trim, high efficiency furnaces, central A/C servicing upper level, on-demand hot water heater, irrigation system, vinyl fencing - the list is extensive & attention to detail is evident! Great opportunity to move into Douglasdale & enjoy everything the established community has to offer with tons of walking pathways, schools, golf course, alls, bike park, public + catholic schools, shopping - an absolute ideal spot to raise a family & be home!

Built in 1987

Essential Information

MLS® #	A2085672
Price	\$839,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,359
Acres	0.16

Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	266 Douglas Woods Close Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1Z3

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Oversized

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Permeable Paving, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Gentle Sloping, Underground Sprinklers, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	October 24th, 2023
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 ELEVATE REAL ESTATE
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