

\$769,900 - 11535 Douglas Woods Rise Se, Calgary

MLS® #A2101846

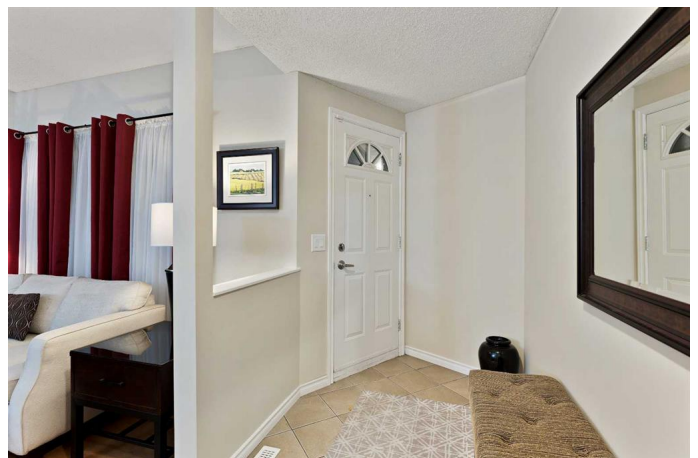
\$769,900

5 Bedroom, 4.00 Bathroom, 2,009 sqft

Residential on 0.14 Acres

Douglasdale/Glen, Calgary, Alberta

WELCOME to this SPECTACULAR UPGRADED Home w/WALK-OUT BASEMENT w/Illegal SUITE on a CORNER LOT w/VIEW OF THE GOLF COURSE that has 2601.14 Sq Ft of DEVELOPED LIVING SPACE in the Community of DOUGLAS DALE!!! The MASSIVE LOT is Pie-Shaped w/6103.14 sq ft. There is a 21' X 20' DOUBLE ATTACHED GARAGE has a 8' CEILING, there is an UPPER DECK, a LOWER DECK, a PATIO AREA, also a DETACHED PATIO (irregular shape), + a PRIVATE BALCONY off the PRIMARY Bedroom!!! The MATURE TREES, LANDSCAPING, + the 10' X 6' PORCH is WELCOMING at the Front Door. A TILED Entryway w/HARDWOOD in LIVING ROOM, + DINING ROOM. The KITCHEN has Tiled Flooring, DARK WOOD CABINETRY, GLASS TILED BACKSPLASH, QUARTZ COUNTERTOPS (LOOK at that extra counter space that can be used for BAKING, PREPPING FOOD, or even STORAGE), SS APPLIANCES incl/GAS STOVE TOP/OVEN,RANGE HOOD, ISLAND, + a BREAKFAST NOOK. The Door leading out of the Nook is for the Upper Deck area, + stairs down to the Lower Deck. Going to the UPPER FLOOR is the PRIMARY BEDROOM, a 4 pc EN-SUITE BATHROOM, a WALK-IN CLOSET, + PRIVATE BALCONY facing South. There is a 2nd BEDROOM that has a 8' X 4' READING NOOK, a 3rd BEDROOM, + a 4pc BATHROOM. Going



down to the Lower Floor is the LARGE FAMILY ROOM w/HARDWOOD FLOORS, BUILT-IN BOOKCASES w/STORAGE on either side of the BRICK GAS FIREPLACE, + NEW PATIO DOORS leading to the Lower Deck. Down the Tiled Hallway is the 2 pc BATHROOM, a 4th BEDROOM, the 7' X 4' LAUNDRY ROOM that has BLUE CABINETRY w/STORAGE, + a door leading to the Garage. The FULL WALK-OUT BASEMENT w/ILLEGAL SUITE, KITCHEN, a 5th BDRM w/3 pc EN-SUITE BATHROOM, + WALK-IN CLOSET. There is also the 13' X 12' LIVING ROOM, a 8' X 6' WORKSHOP AREA, a 17' X 6' STORAGE ROOM, + the HUGE 22' X 17' UTILITY ROOM w/NEWER WASHER, + DRYER (COMBO INCLUDED), NEW FURNACE (Sept/22). This is GREAT for REVENUE to help w/Mortgage Payments or In-Laws. A POTENTIAL \$1250.00/Month Rental Income COULD Net \$200,000.00 MORTGAGE \$\$\$\$. A SOUTH FACING BACKYARD w/VIEW w/Patio Areas, a DETACHED SHED w/2 Doors, Grass, Areas for Planting or Garden, a SITTING AREA under the 2 HUGE TREES to ENJOY the FRESH AIR, + SHADE. Shingles were installed in 2016. This COMMUNITY of Douglas Dale/Douglas Glen has many Amenities within WALKING DISTANCE to Schools, Shopping, Restaurants, YMCA, Gold's Gym, Playgrounds, Parks incl/CARBURN PARK, Golf, Huge Field, Outdoor Skating Rink, Tennis Courts, + easy access to major traffic routes such as Deerfoot Trail, + Glenmore Trail. There is FISH CREEK PROVINCIAL PARK including LAKE SICOME nearby w/Recreational Activities (incl/HIKING TRAILS), Douglas Glen, + Quarry Park has even more Programs. It is 20 minutes to down town, + 30 minutes to YYC Airport. The VIEWS of BOW RIVER, RIVER VALLEY, +

ROCKY MOUNTAINS adds to the
ENJOYMENT of this COMMUNITY in Calgary.
The PATHWAYS along the Bow River are
PERFECT for Walking, Running, Roller
Blading, or Biking as OUTDOOR
ENTHUSIASTS LOVE the NATURE, +
SCENERY.

Built in 1987

Essential Information

MLS® #	A2101846
Price	\$769,900
Sold Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,009
Acres	0.14
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	11535 Douglas Woods Rise Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2A1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Mantle, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 19th, 2024
Date Sold	March 5th, 2024
Days on Market	46
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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