

\$749,900 - 55 Douglas Woods Terrace Se, Calgary

MLS® #A2111217

\$749,900

4 Bedroom, 4.00 Bathroom, 1,837 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to your dream home in the heart of Douglasdale! This stunning 2-story walkout residence offers unparalleled luxury, comfort, and functionality. As you step inside, you'll immediately notice the timeless allure of hardwood floors that grace the main level, exuding warmth and elegance. The sunken living room area, adorned with plush carpeting, beckons you to unwind by the cozy gas fireplace, perfect for chilly evenings or intimate gatherings. The gourmet kitchen is a chef's delight, boasting granite countertops, a beautiful tile backsplash, and a central island that doubles as a breakfast bar. Stainless steel appliances, including double built-in ovens and an electric cooktop, elevate the culinary experience. Adjacent to the kitchen is a bright and airy breakfast nook, ideal for enjoying your morning coffee, while a formal dining room provides an exquisite setting for hosting dinner parties. Completing the main level is a welcoming family room, offering ample space for relaxation and entertainment. Venture upstairs to discover three spacious bedrooms, including a luxurious primary suite featuring a 4-piece ensuite bath for your ultimate comfort. A full bathroom serves the additional bedrooms, ensuring convenience for family and guests. The fully developed walkout basement adds even more allure to this exceptional home, featuring a second gas fireplace with a stunning stone surround. Here, you'll find a versatile bedroom, a convenient 3-piece bathroom, and a kitchenette, perfect



for guests or extended family stays. The expansive rec room provides endless possibilities for recreation and leisure, whether a home theater, a game room, or a fitness area. One of the most captivating features of this home is its breathtaking view of the majestic mountains, visible from multiple vantage points throughout the property. Don't miss the opportunity to make this exquisite residence your own.

Built in 1991

Essential Information

MLS® #	A2111217
Price	\$749,900
Sold Price	\$730,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,837
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Douglas Woods Terrace Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2E5

Amenities

Parking Spaces	2
----------------	---

Parking	Double Garage Attached
---------	------------------------

Interior

Interior Features	Bookcases, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	April 16th, 2024
Days on Market	46
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.