

\$629,900 - 12535 Douglas Woods Road Se, Calgary

MLS® #A2111923

\$629,900

3 Bedroom, 3.00 Bathroom, 1,938 sqft

Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to your new home in the sought-after community of Douglasdale! Situated amidst lush parks, vibrant playgrounds, scenic walking paths, esteemed schools, bustling shopping centers, a lush golf course, and convenient transit options, this property offers the quintessential Calgary lifestyle. Step into this charming traditional home boasting over 1900 square feet of living space, thoughtfully designed with comfort and functionality in mind. With three bedrooms and two and a half bathrooms, this residence offers ample space for your family to thrive. Ascend to the upper level and discover a cozy family room, perfect for relaxing evenings or lively gatherings with loved ones. The expansive back yard beckons with a large west-facing deck, providing an ideal setting for alfresco dining, entertaining, or simply basking in the sun. While this home exudes timeless charm, it also presents an opportunity for customization and modernization. With some upgrading, you can tailor this residence to your exact specifications and bring it into the contemporary era. Convenience is key with a double car attached garage and additional space for two vehicles in the driveway, ensuring ample parking for you and your guests. The basement awaits your personal touch, offering the potential for an extra bedroom, a recreational space, or whatever suits your lifestyle and preferences. Beyond its impeccable features and amenities, this home's location offers unparalleled access to



major thoroughfares such as Deerfoot Trail and Stoney Trail, facilitating seamless transportation to any corner of Calgary. Don't miss out on the chance to make this Douglasdale gem your own. Schedule a viewing today and embark on a journey to your dream home!

Built in 1998

Essential Information

MLS® #	A2111923
Price	\$629,900
Sold Price	\$638,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,938
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12535 Douglas Woods Road Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3J1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 8th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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