

\$998,000 - 64 Douglas Woods View Se, Calgary

MLS® #A2152403

\$998,000

4 Bedroom, 4.00 Bathroom, 2,681 sqft

Residential on 0.15 Acres

Douglasdale/Glen, Calgary, Alberta

Discover this meticulously maintained residence in the highly desirable community of Douglasdale Estates! This custom Melcor home boasts striking views and backs onto the 5th

hole of the Douglasdale Golf Course, offering a calm and scenic setting. Situated on one of the

most elegant and quiet streets in the neighborhood, this home features an oversized, insulated

double car garage and an extra driveway for additional parking. Properties on this street rarely

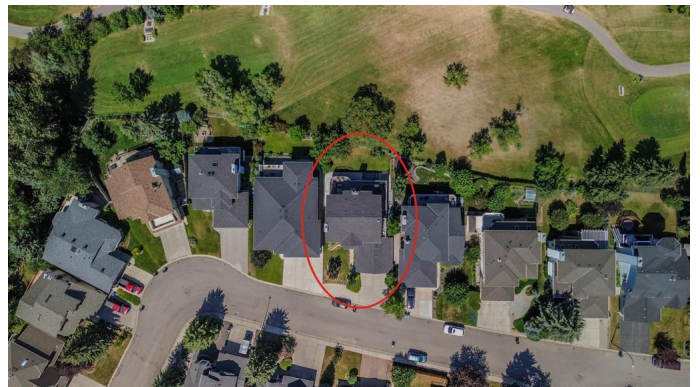
come on the market, making this a unique opportunity. The current owner is only the second to

enjoy this beautiful home. This impressive 4-bedroom, 3.5-bathroom home with a walk-out

basement, offers ample space, with over 4,000 Sqft. Of development. Youâ€™ll be comfortable

year-round with two high-efficiency furnaces and two air conditioning units for those warmer days. The large, vinyl enhanced, wrap-around deck is perfect for summer entertaining, providing an ideal space to enjoy the outdoors, equipped with a glass railing. The kitchen is a chefâ€™s delight, featuring granite countertops, a backsplash with undermount lighting, and a

garburator. The recently painted cabinets add a fresh, modern touch. Convenience is key



with a large laundry room on the main floor, offering plenty of storage space and a sink with granite countertops and a backsplash. The basement is perfect for entertainers, complete with a large entertainment area, a two-tier wet bar with granite countertops, a 3-piece bathroom, a Scandinavian pine sauna, a cold room for food storage, and a versatile workshop area currently used as a storeroom. The spacious primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a jetted tub. The bedroom has a private deck, overlooking the golf course. The perfect spot for romantic evenings! This home has been diligently maintained and upgraded over the years, including upgraded lighting, a new roof, windows, showers, furnaces, air conditioning units, and new eavestroughs. Importantly, the Poly B piping has been replaced. The property has undergone a pre-selling inspection, and the two wood-burning fireplaces have had their chimneys cleaned. Don't miss this rare opportunity to own a home in Douglasdale Estates with such exceptional features and upgrades. Book your viewing today to experience all that this stunning property has to offer!

Built in 1988

Essential Information

MLS® #	A2152403
Price	\$998,000
Sold Price	\$957,500
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,681
Acres	0.15
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	64 Douglas Woods View Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2A5

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Recessed Lighting, Sauna, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Refrigerator, Washer/Dryer
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Glass Doors, Living Room, Mantle, Raised Hearth, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, On Golf Course
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 30th, 2024
Days on Market	28
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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