

\$799,888 - 92 Douglas Woods Grove Se, Calgary

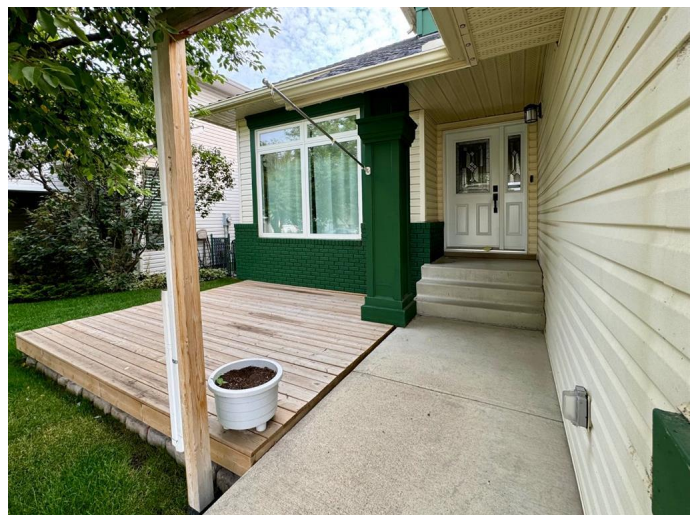
MLS® #A2157856

\$799,888

4 Bedroom, 4.00 Bathroom, 2,370 sqft
Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

**** OPEN HS SAT SEPT 14 2/5pm**** Welcome to Your New Home! Situated in a prime location backing onto the picturesque golf course and recently upgraded with over \$210,000 in renovations, this home epitomizes luxury living. The main level welcomes you with an invitingly open layout, featuring a beautifully designed kitchen seamlessly flowing into the spacious living room. Enjoy hosting memorable dinners in the separate large dining room, complete with a custom-built table. Need a quiet space to work? You'll appreciate the private office. Additionally, the main level offers the convenience of a renovated 2-piece bathroom and a revamped laundry/mudroom. All accented with charming barnwood and hardwood flooring throughout! Upstairs, retreat to the expansive master bedroom adorned with French doors, boasting a luxurious 5-piece ensuite bathroom and a generous walk-in closet. Two more generously sized bedrooms provide ample space for family or guests. The lower level has been completely transformed into an entertainment haven, featuring a state-of-the-art media area equipped with a remarkable \$17,000 TV and sound system, all included in the sale. Enjoy leisurely evenings in the open rec/games area, complete with a pool table for endless entertainment and a fully functional wet bar for hosting gatherings. A large bedroom and a convenient 3-piece bathroom round out this impressive space. For your peace of mind, the



mechanical / storage room houses recently installed furnaces, AC, and a hot water tank, all under 5 years old. Step outside to the backyard oasis, where you'll find a newly redone deck, a pristine cement patio perfect for outdoor gatherings, and even a charming treehouse for the kids to enjoy. Nestled on a tranquil street in the coveted Douglasdale community. Recent upgrades include; 2 new 96% efficiency furnaces, AC for main floor, Garage heater, All brand new appliances in the last 3 years. All upgraded triple pane windows (\$33,000), New cedar deck and patio. New front deck, Driveway extension \$22,000, New carpet and paint 4 years ago. Basement development \$90,000, Basement electronics \$17,000, Custom dining table & benches \$3,000, Renoâ€™d mudroom \$3000, All new window coverings GEMSTONE outdoor lighting \$6,000.

Built in 1993

Essential Information

MLS® #	A2157856
Price	\$799,888
Sold Price	\$770,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,370
Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Douglas Woods Grove Se
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Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2H7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, On Golf Course
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 12th, 2024
Days on Market	27
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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