

# \$795,000 - 573 Douglas Woods Mews Se, Calgary

MLS® #A2163855

**\$795,000**

3 Bedroom, 4.00 Bathroom, 1,661 sqft  
Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Discover the perfect blend of modern elegance and cozy charm in this stunning two-storey home nestled in the heart of Douglasdale. Meticulously remodeled with a keen eye for detail, this immaculate home offers a pristine living experience that you won't want to leave. Step inside to an inviting open-concept kitchen, featuring luxurious quartz countertops, a striking ceiling-height herringbone tile backsplash, and custom-built cabinetry. Equipped with stainless steel appliances and a spacious walk-in pantry, this kitchen is a chef's dream. With added conveniences like under-cabinet lighting, toe-kick Vacuflo and a gooseneck kitchen faucet, it's designed for both style and functionality. Entertain family and friends in the open dining and living area, seamlessly connected to the outdoors through elegant sliding doors with "never clean" window coverings. Enjoy summer evenings grilling on the large back deck, surrounded by the tranquility of your manicured yard. Natural light floods the space through newer windows adorned with high-end Bali up/down coverings, while the feature Napoleon fireplace, recessed lighting, soft neutral tones and luxury vinyl plank all create an inviting ambiance. As you ascend the staircase, you'll appreciate the custom railing and plush luxury carpet with 10lb underlay. The spacious primary bedroom offers a retreat-like feel, complete with a walk-in closet featuring built-in organizers and a concealed TV mounting system. The opulent ensuite is a true



sanctuary, boasting heated tile floors, a double vanity with quartz countertops, custom cabinetry, and exquisite champagne bronze fixtures. Two additional well-sized bedrooms, 4-piece bath and a versatile bonus room provide ample space for guests, children, or a home office, complemented by the convenience of an upstairs laundry room. The fully updated lower level adds even more value, featuring a three-piece bath, custom wall cabinets, and fresh lighting and flooring. Recent upgrades, including a high-efficiency 2-stage furnace, 2-stage air conditioning, upgraded windows and interior doors, as well as a water filtration system, ensure your comfort year-round.

Outside, unwind in your private backyard oasis, complete with a charming fireplace retreat and a spacious deck crafted from maintenance-free composite Rhino boards and aluminum railings. Gardening enthusiasts will love the raised bed, while children can enjoy their own covered sand box. The front of the home features an attached, heated and insulated double garage designed for optimal storage and workspace, with a driveway that has been widened for extra parking.

Situated on a peaceful cul-de-sac with a central greenspace, this home offers both privacy and a sense of community. Whether it's the golf course, skating rink, or the short walk to Fish Creek park, you'll love what Douglasdale has to offer. Don't miss your chance to make this extraordinary home your own and live your dreams.

Built in 1997

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2163855  |
| Price      | \$795,000 |
| Sold Price | \$805,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,661       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 573 Douglas Woods Mews Se |
| Subdivision | Douglasdale/Glen          |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 2T1                   |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                               |
| Parking Spaces | 4                                                                                                  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Garage Faces Front |

### Interior

|                   |                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Water Softener, Window Coverings, Convection Oven                                                                       |
| Heating           | High Efficiency, Forced Air, Natural Gas, In Floor                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                                               |
| Fireplaces        | Living Room, Blower Fan, Electric                                                                                                                                                                                               |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                |
| Lot Description   | Back Yard, Cul-De-Sac, Garden, Landscaped, Rectangular Lot, Few Trees, Interior Lot |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2024 |
| Date Sold      | September 27th, 2024 |
| Days on Market | 1                    |
| Zoning         | R-CG                 |
| HOA Fees       | 64.19                |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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