

\$799,900 - 11 Douglas Woods Hill Se, Calgary

MLS® #A2164692

\$799,900

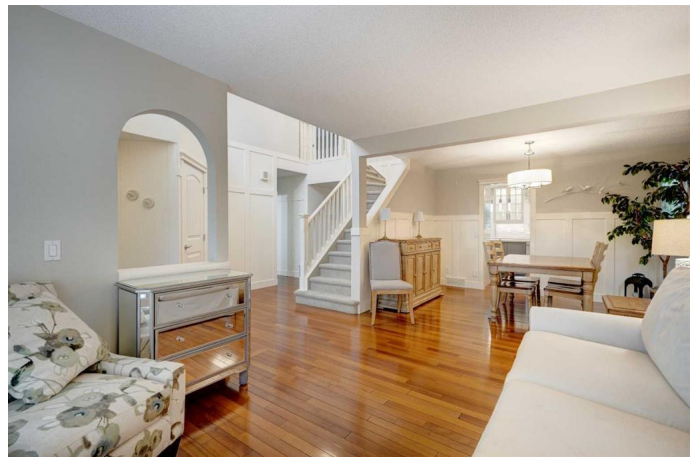
4 Bedroom, 3.00 Bathroom, 2,121 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

WOW! I believe this is the home you have been waiting for! Fabulous Douglasdale Estates home with absolutely nothing to do but move in. The professional renovations and stunning upgrades are evident throughout this home that offers Central A/C, 4 bedrooms up â€” a rarity these days, plenty of storage and a backyard that will have you enjoying the built-in BBQ, gorgeous no-maintenance deck, lovely landscaping and the U/G sprinkler system to water the abundance of trees. Enter to an inviting foyer open to above with a formal living room and dining room that leads to the kitchen, main floor laundry room, a floorplan with a bright, spacious modern feel that is enhanced by the solid hardwood flooring throughout the main level. The kitchen with its custom cabinetry, pot drawers, roll-out shelves, lighted drawers in the wall pantry, custom cutlery drawer, functional island with more pot drawers, stainless appliances and hood fan and so much more. And a corner pantry for extra kitchen storage, Topped off with a beautiful quartz countertops, gleaming tile back splash, lovely farmhouse-style sink, and a convenient-height built-in microwave, all combine to make this kitchen a dream kitchen.

Adjacent to the kitchen is the convenient and spacious breakfast nook with doors to the rear deck, and down a step to the large family room with windows overlooking the back deck, a gas fireplace and room for all your furnishings. You will love the California shutters on all of the windows on the main



level. The 4-bedroom upper level has a huge primary bedroom with double-door entrance, 4 pce ensuite, large walk-in closet with built-in shelving, another 3 bedrooms with large closets, and a 4 pce bath. The basement is partially finished â€“ just needs a ceiling and flooring to make this great space your own. This home has been extensively upgraded with recently added new vinyl windows, new roof shakes where required, and low maintenance decking. This location is steps to a large park, 2 blocks from the school, and a short distance to the golf course. And of course, quick access to Deerfoot Trail for all points North and South. A beautiful home in a fabulous location, where Pride of Ownership is evident! Come and see â€“ you wonâ€™t be disappointed!

Built in 1991

Essential Information

MLS® #	A2164692
Price	\$799,900
Sold Price	\$770,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,121
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11 Douglas Woods Hill Se
Subdivision	Douglasdale/Glen

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2E9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Built-in Barbecue, Outdoor Grill
Lot Description	Fruit Trees/Shrub(s), Lawn, Landscaped, Level, Underground Sprinklers, Rectangular Lot
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2024
Date Sold	October 6th, 2024
Days on Market	22
Zoning	R-C1
HOA Fees	62.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

TREC The Real Estate Company

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