

\$629,900 - 2513 Douglas Woods Link Se, Calgary

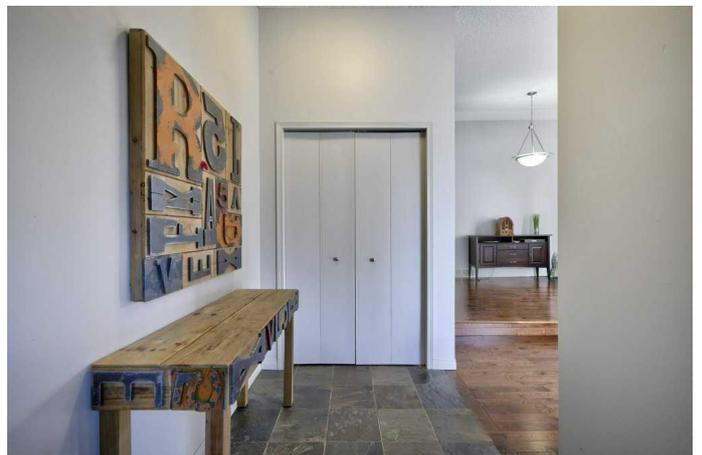
MLS® #A2166941

\$629,900

3 Bedroom, 3.00 Bathroom, 1,375 sqft
Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this beautifully maintained home with over 2068 sqft of developed space, in an ideal location walking distance to Fish Creek Park pathway system the Douglasdale outdoor rink and soccer/baseball field, Douglasview shopping centre and walking-distance or a short drive to top rated schools, ensuring an easy commute for your children. Roof replaced in 2019, furnace & hot water 2017, Kitchen and family room patio doors 2016, and 90% of Poly-B removed. As you enter the home, you are greeted by a spacious entryway with slate tile flooring that leads into a formal living and dining room space with stunning hardwood flooring. The area is designed to offer a welcoming and open atmosphere, perfect for entertaining guests or enjoying family gatherings. Vaulted ceilings and a large bay window allow natural light to flood the space, enhancing its elegance and warmth. The seamless transition between the living and dining areas provides a versatile layout, accommodating various furniture arrangements and decor styles. The open-concept kitchen and family room are designed to create a welcoming and functional space for both cooking and relaxing. In the kitchen, you'll find an abundance of cabinets, providing plenty of storage for all your kitchen essentials. The ample granite counter space ensures you have room for food preparation and stainless steel appliance make it easy to cook meals for family and friends. The family room is a cozy retreat, highlighted by a



wood-burning fireplace with a mantel which add both style and practicality, offering a place to display your favorite items. Whether you're cooking a family dinner or enjoying a quiet evening by the fire, this combined space is perfect for making lasting memories. Featuring a well-designed main floor office, this space is ideal for working from home or managing household tasks. With ample natural light and a thoughtful layout, it offers both functionality and comfort, making it a perfect addition to the main level of the home. Ascend to the upper level where you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite, complete with a stand-up shower and a jetted tub. Step onto the large back deck and enjoy the privacy of a west facing yard with a concrete patio for additional lounging area and a Weber Genesis BBQ with gas line hook up included. The basement is ready for your development with all new framing/insulation, new electrical panel & underground wiring to city. Motion and dimmer lights from garage to office into laundry room.

Built in 1985

Essential Information

MLS® #	A2166941
Price	\$629,900
Sold Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.11
Year Built	1985
Type	Residential
Sub-Type	Detached

Style 4 Level Split
Status Sold

Community Information

Address 2513 Douglas Woods Link Se
Subdivision Douglasdale/Glen
City Calgary
County Calgary
Province Alberta
Postal Code T2Z 1L3

Amenities

Amenities Community Gardens, Golf Course, Park, Playground
Parking Spaces 2
Parking Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features Central Vacuum, No Animal Home, No Smoking Home
Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Brick Facing, Family Room, Mantle, Wood Burning
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Playground, Private Yard
Lot Description Back Lane, Lawn, Private
Roof Asphalt Shingle
Construction Brick, Stucco
Foundation Poured Concrete

Additional Information

Date Listed September 20th, 2024
Date Sold October 10th, 2024
Days on Market 20

Zoning	R-C1N
HOA Fees	65.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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