



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

322 Douglas Woods Court SE
Calgary, Alberta

MLS # A2256878



\$929,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,847 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Many Trees, On Golf Course, Pie Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, No Smoking Home, Pantry, Stone Counters		

Inclusions: N/A

Elegant Estate Home Backing Douglasdale Golf Course. Welcome to 322 Douglas Woods Court SE, a remarkable estate home perfectly positioned on a quiet cul-de-sac and backing directly onto the 17th hole of the Douglasdale Golf Course. This spacious residence combines timeless design with modern comfort, offering almost 4,000 sq. ft. of living space designed for family living and entertaining. Step inside and be greeted by grand vaulted ceilings that flood the main floor with natural light. The main level features hardwood flooring throughout, a formal dining room, a welcoming living room, and a cozy family room with a feature fireplace. The chef's kitchen is beautifully appointed with stainless steel appliances, stone countertops, and ample cabinetry making it a perfect gathering spot. Off the kitchen, the full-length deck with glass railings provides sweeping views of the golf course and an ideal space for summer evenings. Upstairs, you'll find three generously sized bedrooms plus a spacious bonus room. The primary retreat is a true sanctuary, complete with his-and-hers walk-in closets and a spa-like en-suite featuring double sinks, a large tiled shower, and a relaxing soaker tub. The walkout basement expands your living options with bright, versatile spaces that open directly to the backyard. This level also features a fourth bedroom, additional storage, and ample space to create a games area, home gym, or theatre space. With its premium location, impressive layout, and stunning views, this home offers the best of Douglasdale living, just steps from the golf course, close to pathways, schools, and with easy access to Deerfoot Trail. Book your private showing today!