



**118 Douglas Woods Hill SE  
Calgary, Alberta**

**MLS # A2288887**



**\$825,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,707 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Storage Shed

Perfectly positioned in the sought-after community of Douglasdale Estates, this executive fully finished bungalow backs directly onto the golf course, offering a rare combination of privacy, views, and everyday luxury living in one of Calgary's most established and desired estate neighborhoods. Vaulted ceilings span the main floor, creating an airy, light-filled atmosphere that enhances the home's spacious design and architectural appeal. The open-concept layout seamlessly connects the kitchen, dining, and living spaces — ideal for entertaining or relaxed daily living. The kitchen features hardwood flooring, a skylight, white cabinetry, stainless steel appliances, and a functional layout overlooking the eating area with access to a covered deck perfect for enjoying peaceful golf course views year-round. A striking three-way gas fireplace anchors the main living space, adding warmth and ambiance throughout. The main level offers two bedrooms, including a generous primary retreat with a full ensuite featuring dual sinks, separate shower, and jetted soaker tub, plus an additional full bathroom and a versatile front flex room originally designed as a formal dining space. Downstairs, the fully finished lower level with in-floor heating expands your lifestyle possibilities with two additional bedrooms, full bathroom, family/media area, and dedicated office space — ideal for guests, multigenerational living, or working from home. Additional value features include a double-attached garage, completed Poly-B plumbing replacement. Rare opportunity to secure a move-in-ready executive bungalow on a golf course lot in a prestigious, amenity-rich community.