



**3606 Douglas Woods Heights SE  
Calgary, Alberta**

**MLS # A2291103**



**\$570,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, No Neighbours Behind, Private, Recta		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	N/A		

Well maintained, fully finished bungalow located in the desirable community of Douglasdale. Situated on a quiet street with no neighbours behind, this spacious open-concept home offers vaulted ceilings throughout the main floor, creating a bright and airy feel. The main level features two generous bedrooms, including a large primary retreat with a four-piece ensuite complete with jetted tub, separate shower, and skylight. The inviting living and dining areas are centered around a gas fireplace with wood mantle, perfect for both everyday living and entertaining. The kitchen is flooded with natural light from large windows and includes an island, pantry, and dining nook, offering ample cupboard and counter space. New carpet throughout the home adds comfort and a fresh, move-in-ready feel. The fully renovated basement significantly expands the living space and includes three additional bedrooms, a full bathroom, and a large recreation room with wet bar&mdash;ideal for guests, teens, or multi-generational living. Additional highlights include a double attached garage, large fenced backyard, spacious deck and patio for outdoor entertaining, and front veranda. Located on a large lot in one of Douglasdale's most sought-after communities, close to golf courses, pathways, parks, and amenities. This home is a must-see!