



**3513 Douglas Woods Heights SE
Calgary, Alberta**

MLS # A2306949



\$715,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: N/A

Welcome to 3513 Douglas Woods Heights SE, a masterfully maintained and extensively upgraded home that defines modern elegance in the heart of Douglasdale/Glen. This is not just another listing; it is a meticulously vetted, "turnkey" sanctuary designed for the sophisticated buyer who refuses to compromise on quality, safety, or location. Situated on a tranquil street directly across from a peaceful community park, this home offers an immediate sense of openness and serenity. Whether you are hosting a summer barbecue or enjoying a quiet sunset, the premium composite deck provides the perfect vantage point for total relaxation. Step inside to discover a bright, open-concept interior characterized by soaring vaulted ceilings and high-end finishes that radiate luxury. The true showstopper of the main floor is the \$76,000 professional-grade kitchen renovation, where every detail has been considered for the modern chef. Custom full-height cabinetry ensures no dust is ever collected, while premium quartz countertops and a designer backsplash match the central island beautifully. Modern stainless steel appliances, including a built-in oven and high-end cook top, are accented by sleek under-mount lighting that makes the entire workspace glow. While most homes leave you guessing about what is behind the walls, this property offers the "Transparency Package" for absolute peace of mind. To further validate the home's exceptional condition, a comprehensive pre-listing home inspection has already been completed by the best in the business, with all major items expertly addressed. The owners are even providing a massive 120-page "Maintenance Masterpiece" booklet featuring every receipt and invoice for work completed over the last 24 years, proving this home has been truly loved. The versatility continues in the fully developed basement, which maximizes every square

inch of functionality. Here you will find a spacious family room, a large fourth bedroom, and clever storage solutions. This level is perfect for a home office, a private guest retreat, or a dedicated zone for family play. Beyond the property lines, you are minutes away from walking paths, the Bow River, and major shopping centres, ensuring convenience is always at your doorstep. This worry-free dream home represents an opportunity that simply will not last. Stop searching and start living in a home that has been prepared for your perfection. ****Key Upgrades/Replacements Include**** Upstairs Paint (2026), Furnace & A/C both with 10 year warranty (2022), Kitchen with most Appliances (2021), Washer/Dryer (2020), Carpet (2015), Composite Deck (2015), Most Windows (2014), Primary Ensuite (2012), Roof (2010), and much much more!