



GRASSROOTS
REALTY GROUP

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**11516 Douglas Woods Rise SE
Calgary, Alberta**

MLS # A2308474



\$849,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,889 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)

Inclusions: Shed

5-Minute Walk to Fish Creek Park Tucked away on a quiet street in sought-after Douglasdale Estates, this spacious family home offers over 3,900 sq ft of developed living space, a fully developed walkout basement, and a rare west-facing golf course backdrop. With 4 bedrooms upstairs, an open and functional main floor, and outstanding long-term potential, this is a rare opportunity in an exceptional location. The main level features high ceilings, wood floors, expansive living spaces, built-ins, and a welcoming wood-burning fireplace. The kitchen is equipped with granite countertops, stainless steel appliances, and a gas cooktop, with great flow for family life and entertaining. Upstairs, the generous primary suite includes an updated ensuite with a soaker tub and separate shower, while all four upper bedrooms are well proportioned. The walkout basement is already developed and includes a second kitchen, offering flexibility for guests, extended family, or future personalization. With newer windows, updated flooring, and a location that combines privacy, views, and convenience, this is a home with both presence and potential.