



**439 Douglas Woods Drive SE  
Calgary, Alberta**

**MLS # A2314879**



**\$748,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,182 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island		

**Inclusions:** Shed, garage fridge

Well maintained two-owner home in the highly sought-after community of Douglasdale. This spacious 2200 sq ft property offers an excellent floorplan with generous room sizes and great flow throughout. Featuring beautiful oak built-ins, a dedicated second floor oak office, and a bright, functional layout with gas range in the kitchen. Recent updates include a new high-efficiency water heater and new eavestroughs. Step outside to a low-maintenance xeriscaped (zero-scape) yard with raised flower and vegetable beds, ideal for gardening enthusiasts. Enjoy the virtually maintenance-free Trex composite decks on the front porch. The backyard is complete with a gas line to the back deck for your BBQ or future heater. The basement includes a practical workshop with shower. This home is perfectly positioned directly across the street from a K-9 school, offering unmatched convenience for families. It is also within walking distance to the golf course and Bow River pathways, with easy access to parks, trails, and green spaces that define this established southeast Calgary neighbourhood. Just a short drive to 130th Avenue, Deerfoot Meadows shopping and amenities. Pride of ownership is evident throughout this move-in ready family home. With its thoughtful layout, quality updates, and outstanding location in one of Douglasdale's most convenient pockets, this property provides the perfect blend of comfort and lifestyle.