



GRASSROOTS
REALTY GROUP

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198 Douglas Woods Hill SE
Calgary, Alberta

MLS # A2315135



\$1,019,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,670 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	On Golf Course, Street Lighting, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Fridge, dishwasher, washer and dryer in basement

PRICE REDUCTION! Welcome to this stunning executive walkout bungalow, offering over 3,200 square feet of beautifully renovated living space and backing directly onto the picturesque Douglasdale Golf Course. Combining timeless elegance with modern luxury, this exceptional home showcases breathtaking views, thoughtful upgrades, and an unparalleled indoor-outdoor lifestyle. From the moment you enter, you'll be impressed by soaring vaulted ceilings and expansive floor-to-ceiling windows that flood the home with natural light while framing the sunny southwest-facing backyard and lush mature greenery beyond. The beautifully expanded upper deck spans the entire back of the home, creating the perfect setting for entertaining or simply enjoying spectacular sunsets beneath the pergola. Below, a beautiful covered stone patio with privacy screens offers a peaceful retreat overlooking professionally landscaped gardens filled with vibrant shrubs and perennials that provide colour and beauty through every season. At the heart of the home is a stunning chef's kitchen designed for both everyday living and effortless entertaining. Featuring an abundance of custom cabinetry, a spectacular 9 ft by 5 ft island with skylights above, and generous prep and gathering space, the bright open-concept kitchen seamlessly flows into the dining and family room—all perfectly positioned to capture the serene golf course views. The main floor also offers a private office with convenient laundry space, along with a versatile formal living or dining room to suit your lifestyle. The luxurious primary retreat is a true sanctuary, featuring cathedral ceilings, direct access to the upper deck, and a beautifully renovated spa-inspired ensuite complete with elegant travertine tile and in-floor heating for added comfort. The fully developed walkout lower level extends the

home's exceptional living space with the added luxury of in-floor heating and updated luxury vinyl plank flooring, creating a warm and inviting environment year-round. This level features two generous bedrooms, including one with a walk-in closet and full ensuite, as well as an additional beautifully updated full bathroom. A convenient lower-level kitchenette with washer and dryer adds flexibility for guests, extended family, or multi-generational living. The expansive storage area also offers the potential for a home gym if desired. Additional highlights include stunning refinished hardwood floors, permanent exterior lighting, and exceptional attention to detail throughout. Automated underground sprinklers. This is a rare opportunity to own a meticulously updated bungalow in one of Douglasdale's most sought-after golf course locations—where luxury, comfort, and nature come together beautifully. Furnace and air conditioner replaced in 2023.