



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

MLS # A2315662



\$699,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,953 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Quartz Counters		

Inclusions: Hot Tub, Shed, Shelves in Garage, TV Mount

Open house, Saturday June 27, 1-3:00pm Welcome to 268 Douglas Woods Drive SE, a beautifully updated family home in the established community of Douglasdale. This is a rare opportunity to secure a home with 4 bedrooms on the upper level, a feature that is becoming increasingly difficult to find & highly valuable for families who want everyone on the same floor. The home offers a functional layout with generous principal rooms, excellent natural light & thoughtful updates throughout. The main & upper levels have been freshly painted, creating a clean, bright & move in ready feel. The renovated kitchen is a standout feature, offering updated cabinetry, counters, backsplash & appliances, with a layout that works well for everyday family life & entertaining. The bathrooms have also been renovated, giving the home a more modern feel throughout. Upstairs, the 4 bedroom layout provides flexibility for growing families, guests, a nursery, or a dedicated home office without sacrificing bedroom space. The primary bedroom is an excellent size, while the additional bedrooms provide the kind of practical upper level layout that families specifically look for but rarely find. Important updates have already been completed, including the removal of all Poly B plumbing, offering peace of mind for the next owner. The basement is developed & has bathroom plumbing already roughed in, making future development that much easier. Outside, the SW facing backyard is designed to enjoy Calgary's sunny afternoons & evening light. The composite deck provides a low maintenance outdoor living space, while the hot tub, paver stone patio & yard area create a great setting for relaxing, hosting friends, or spending time with family. Douglasdale is a highly regarded Calgary community known for its mature setting, pathways, parks, schools, golf course proximity & convenient access to

major routes. You are well positioned for everyday amenities, with shopping, restaurants, services & big box retail available nearby along 130th Avenue. The location also offers quick access to Deerfoot Trail, Stoney Trail, Fish Creek Park, the Bow River pathway system & surrounding communities. This is a wonderful opportunity to own an updated 4 bedroom up family home in a desirable community, with key renovations already completed & outdoor living that takes full advantage of a sunny SW backyard.