



**3614 Douglas Woods Heights SE
Calgary, Alberta**

MLS # A2319599



\$590,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Gentle Sloping, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s)		
Inclusions:	NA		

This spacious bungalow located in the established community of Douglasdale is ready to welcome you home! Offering over 2,500 sq. ft. of developed living space, this home features 4 bedrooms, 3 full bathrooms, and a front-attached double garage, making it an excellent fit for families, first-time buyers, or those seeking easy one-level living. Originally built as a show home, the bright and functional main level showcases vaulted ceilings, an attractive oak trim package, slate tile flooring throughout the main floor, along with triple pane windows. Walking up to the front door a cozy covered front porch and rose garden welcome you in. Upon entering, enjoy the openness of the living and dining areas enhanced by the vaulted ceilings and architectural accents. A focal point in the space is the beautiful fireplace with a raised hearth and oak mantle. The spacious kitchen is designed for everyday living and entertaining, featuring a large island, pantry closet, and direct access to the backyard and deck. Located at the rear of the house the master bedroom, complete with a large closet and 4-piece ensuite w/skylight is private and quiet. The second bedroom on this level is currently set up as an office. A 4-piece bath and laundry area just off the garage entrance round out this level. The fully developed basement offers two generous bedrooms, a 3-piece bathroom, large rec room with a gas stove and new laminate flooring throughout (2025). Outside the backyard is fully fenced with neighbors on two sides and a slight rise to the back fence creating a private oasis to enjoy. Numerous updates provide peace of mind, including a furnace and central air conditioning (2017), roof (2017/18), and a rebuilt deck with a Duradek surface and metal railings (2018/19) and Brand New Basement Windows (June 2026). Located close to schools, shopping, parks, pathways, and major commuter

routes, this home offers a fantastic opportunity to enjoy the amenities and convenience of one of southeast Calgary's well-established communities. Come and see this special property for yourself!