



GRASSROOTS

REALTY GROUP

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**828 Douglas Woods Place SE
Calgary, Alberta**

MLS # A2319784



\$845,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Many Trees, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, French Door, High Ceilings, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	NA		

Welcome to this stunning executive walkout home, offering more than 3,600 sq. ft. of beautifully renovated living space and backing directly onto the picturesque Douglasdale Golf Course. Blending timeless elegance with modern comfort, this exceptional property delivers breathtaking views, thoughtful upgrades, and an unmatched lifestyle. Step inside and you're greeted by soaring vaulted ceilings and massive triple-pane windows that flood the home with natural light. The updated chef's kitchen features stainless steel appliances including built in wall oven/microwave, an induction cooktop with retractable downdraft range hood, quartz countertops, abundant cabinetry, and a perfect sightline into the cozy family room. From here, step out onto the expansive deck with glass railing—an ideal spot to relax and take in the serene golf course backdrop. The main level also includes a formal dining room, a spacious den with built-ins and French doors, main-floor laundry, and a heated garage. Upstairs, the private primary retreat impresses with its generous size, luxury 4-piece ensuite, and walk-in closet. The second and third bedrooms are both spacious and just steps from the full 4-piece bathroom—perfect for kids or guests. The fully developed walkout basement adds over 1,300 sq. ft. of additional living space, featuring a large rec room with endless possibilities, a fourth bedroom, media room, 3-piece bathroom, bar, and ample storage. The professionally designed backyard is a true oasis—mature trees, lush garden beds, and a beautiful patio create the perfect setting for outdoor living and entertaining. Additional highlights include A/C (main floor & basement), three fireplaces (2 wood burning, 1 natural gas) a tankless hot water system, skylight, reverse osmosis water filter, 2 furnaces with separate zone control, newer

roof, and complete Poly-B removal. Pride of ownership is evident throughout—this home has been meticulously cared for and is truly move-in ready. Just unpack and start enjoying!!