



GRASSROOTS

REALTY GROUP

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**92 Douglas Woods Grove SE
Calgary, Alberta**

MLS # A2320693



\$948,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,320 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), No Neighbours Behind,		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Soaking Tub, Vinyl Windows, Wired for Sound

Inclusions: Dining room table and benches, Basement TV, sound system and all basement speakers, dual recliner, two single recliners, pool table, pool cues, holder and pool balls, basement bar chairs, Window Coverings, work benches in garage

****Open House Saturday June 13th 11-1pm and Sunday 2-4pm**** Welcome to this exceptionally well-maintained two-storey home, offering over 3,400 sq. ft. of total developed living space and backing directly onto the golf course in the sought-after community of Douglasdale. Tucked away on a quiet street, this impressive home combines thoughtful updates, generous living spaces, and stunning views. The main floor features a grand foyer with a central staircase. A private office and formal dining room offer functionality and elegance, while the spacious family room and bright kitchen with a generous eating area are perfectly positioned to capture golf course views. Just off the garage entry is a well-designed mudroom with main floor laundry, creating an ideal setup for busy families. A powder room completes this level. Upstairs, the expansive primary retreat offers peaceful views, a large walk-in closet, and a spacious ensuite. Two additional bedrooms and a full 4-piece bathroom provide plenty of room for family or guests. The professionally developed basement (2023) is an entertainer's dream. Enjoy movie nights in a theatre space featuring reclining seating, a large TV, and a premium surround sound system—all included. The lower level also offers a wet bar, pool table with accessories, a fourth bedroom, a 3-piece bathroom, and a versatile flex room ideal for a gym or second office. Step outside to an incredible backyard backing directly onto the golf course. The outdoor space features premium Gemstone exterior lighting, a new composite deck with privacy glass screening and a BBQ gas line, and a poured concrete patio—perfect for entertaining and taking in the tranquil views. Beyond the backyard, enjoy immediate access to paved community walkways leading directly to the Bow River pathway network and Fish Creek Provincial Park. The home is ideal for

families, with top schools like Douglasdale School close by. Everyday convenience is minutes away at Douglas Square, Quarry Park, and South Trail Crossing for shopping, dining, and groceries. Meticulously maintained and updated throughout, recent improvements and features include fresh paint, triple-pane windows, new PEX plumbing, two electrical panels, two newer high-efficiency furnaces, central A/C, updated window coverings and light fixtures, an extended driveway, and a gas heater for the double attached garage. A rare opportunity to own a turnkey golf course home in one of Douglasdale's most desirable locations, where pride of ownership is evident in every detail.