



**69 Douglas Woods Manor SE
Calgary, Alberta**

MLS # A2321876



\$719,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,252 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Skylight(s), Sump Pump(s)		
Inclusions:	N/A		

Welcome to 69 Douglas Woods Manor SE, a beautifully maintained 2-storey split home offering 2,252 sq. ft. of thoughtfully designed living space in one of Douglasdale's most desirable locations. Situated on a quiet street, this exceptional property offers beautiful views of the 5th green from the composite deck and a professionally landscaped backyard complete with an irrigation system. Designed for both family living and entertaining, this 3-bedroom, 3.5-bathroom home features spacious principal rooms, beautiful hardwood flooring, and an abundance of natural light throughout. The functional kitchen opens to inviting living and dining spaces, while the fully developed basement provides additional living space, a convenient dry bar, brand-new carpet and new luxury vinyl plank flooring in the bathroom. Pride of ownership is evident through the many updates, including a new roof (2024), hot water tank (2019), air conditioning (2018), garage door (2018), composite deck (2019), and new gutters (2018). Most windows have also been replaced, enhancing both comfort and efficiency. Step outside and enjoy your private backyard retreat with mature landscaping, underground irrigation, and peaceful golf course views. Located close to schools, parks, pathways, shopping, transit, and all amenities, this move-in-ready home offers an outstanding opportunity to enjoy the best of Douglasdale living. Highlights: 2,252 sq. ft. above grade 3 bedrooms | 3.5 bathrooms Fully developed basement with dry bar New basement carpet New LVP flooring in basement bathroom Composite deck (2019) Golf course green views Irrigation system Roof replaced (2024) Air conditioning (2018) Garage door replaced (2018) New gutters (2018) Hot water tank replaced (2019) Most windows replaced Beautifully landscaped yard! A rare opportunity to own an exceptionally cared-for home with

golf course views in the heart of Douglasdale. Book your private showing today!