

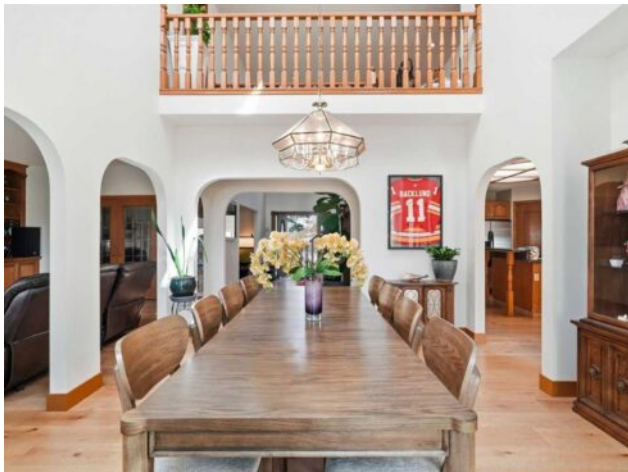


GRASSROOTS
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11516 Douglas Woods Rise SE
Calgary, Alberta

MLS # A2329944



\$834,999

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,889 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		
Inclusions:	n/a		

*****PRICE REDUCED****Tucked away on a quiet street in sought-after Douglasdale Estates and just a 5-minute walk to Fish Creek Park, this spacious family home offers over 3,900 sq ft of developed living space, a fully developed walkout basement, and a rare west-facing backdrop overlooking the golf course. With 4 bedrooms upstairs, generous principal rooms, and exceptional long-term potential, this is a standout opportunity in an unbeatable location. The main floor features high ceilings, hardwood floors, expansive living spaces, custom built-ins, and a welcoming wood-burning fireplace. The kitchen is well-appointed with granite countertops, stainless steel appliances, a gas cooktop, and excellent flow for both everyday family living and entertaining. Upstairs, the generous primary suite includes an updated ensuite with a soaker tub and separate shower, while all four upper bedrooms offer comfortable proportions for growing families. The fully developed walkout basement includes a second kitchen, creating flexibility for extended family, guests, or future customization. With newer windows, updated flooring, stunning west exposure, and a premier location that combines privacy, views, and convenience, this is a rare chance to own a beautifully maintained home in one of Douglasdale's most desirable settings.