



GRASSROOTS
REALTY GROUP

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3569 Douglas Woods Heights SE
Calgary, Alberta

MLS # A2330585



\$684,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,400 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Private, Rectangular Lot		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Shed		

Fall in love with this stunning executive family home in the heart of Douglasdale, where every detail has been thoughtfully curated to create a space that feels as good as it looks; meticulously maintained and showing like new, this beautiful Air conditioned bi-level offers over 2660 sq ft of developed living space with 6 bedrooms and 3 full bathrooms, plus over \$196K in upgrades, making it truly turnkey for the discerning buyer; finished in today's sought-after neutral palette, the home blends modern style with warm, inviting comfort; the fully landscaped yard and expansive deck set the stage for unforgettable Alberta evenings, complemented by an insulated and drywalled detached double garage; step inside to soaring vaulted ceilings that create an immediate sense of openness, with a bright front flex room perfect as a home office, formal dining area, or sitting room, highlighted by a large sun-filled window; rich cappuccino 3.5" flooring flows throughout the main level, adding both elegance and durability; the gourmet kitchen is designed to impress with abundant cabinetry, white cabinets, big pantry, stylish upgraded appliances, a central eating bar, high ceilings, and a bright dining nook ideal for gathering; the spacious living room invites you to relax with plenty of room to unwind beside the cozy corner gas fireplace, while oversized windows and high ceilings flood the space with natural light; the primary suite is a true retreat featuring a large window, a spa-inspired renovated ensuite with stand alone soaker tub, separate shower, and a generous walk-in closet; two additional well-sized bedrooms and a full renovated bathroom complete the main level; the fully finished lower level expands your living space with a large open media or playroom, three more bedrooms with big windows, and a third full renovated bathroom, while the mechanical and storage room offers ample space

for all your needs; enjoy a private, fully fenced and landscaped backyard, plus peace of mind with no Poly B plumbing, triple pane windows , a Kinetico water filtration system, and freshly painted exterior +trim 2024,Interior paint and new fridge 2026; hi efficiency Furnace +A/C unit 2022. Located on a super quiet street just steps to a tot lot and close to schools, this exceptional home offers the perfect blend of style, space, and location—an incredible opportunity to create lasting family memories.