



GRASSROOTS
REALTY GROUP

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2509 Douglas Woods Link SE
Calgary, Alberta

MLS # A2331643



\$689,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,677 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Meticulously maintained and beautifully presented, this bright and inviting home offers an exceptional blend of comfort and functionality. Pride of ownership is evident throughout, with every detail carefully cared for. The impressive VAULTED CEILINGS create an open, airy feel, while large windows fill the home with NATURAL LIGHT. The thoughtfully designed layout features 3 bedrooms, 3.5 bathrooms and a fully developed basement, providing plenty of space for family living, entertaining, or a home office. Step outside to discover GATED PARKING with a concrete pad and convenient back lane access, offering secure and easy space for your RV, trailer, boat, or additional vehicles—A RARE AND HIGHLY DESIRED feature. Situated on a quiet street in the highly desirable community of Douglasdale, you'll enjoy the convenience of being just minutes from the golf course, parks, pathways, schools, shopping, and other amenities. This move-in-ready home offers the perfect combination of location, space, functionality, and timeless appeal. Don't miss this outstanding opportunity!