



GRASSROOTS
REALTY GROUP

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122 Douglas Woods Hill SE
Calgary, Alberta

MLS # A2336492



\$769,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,881 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Security system - unmonitored, no contract

Welcome to a home where pride of ownership truly shines! Lovingly maintained by the same owners for over 20 years, this bright and spacious 4-bedroom, 4-bathroom home offers the perfect blend of comfort, quality, and an exceptional golf-course setting. The main floor entrance opens into a bright, open family room, creating an inviting first impression filled with natural light. The living room features a cozy gas fireplace and overlooks the golf course, offering peaceful views and a relaxing atmosphere year-round. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary retreat complete with a newly renovated 5-piece ensuite featuring luxurious heated floors—the perfect place to unwind. Additional highlights include triple-pane windows for enhanced comfort and efficiency, and a backyard that backs directly onto the golf course, providing privacy, scenery, and an unbeatable lifestyle setting. Recent updates include both water tanks replaced last year, offering added peace of mind. With its thoughtful layout, long-term care, and exceptional location, this is a rare opportunity to enjoy true golf-course living in a home that has been exceptionally loved and maintained. Come see it for yourself!