

# **\$674,900 - 251 Douglas Woods Drive Se, Calgary**

MLS® #A2200096

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,376 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

This meticulously maintained bungalow is located in the highly sought-after community of Douglasdale and offers over 2,500 sq. ft. of developed living space. With four generously sized bedrooms and three full bathrooms, this home provides ample space for family living. The double-attached garage adds both convenience and security.

Upon entering, you'll be welcomed by a spacious living room and a formal dining area, perfect for entertaining. The rustic kitchen, featuring updated stainless steel appliances, seamlessly blends modern convenience with classic charm. The kitchen nook opens to a south-facing backyard, making it an ideal spot for meal prep while keeping an eye on children playing outdoors.

The main floor hosts three bedrooms, including a primary bedroom with a full ensuite bathroom, and an additional full bathroom, enhancing the home's functionality. The fully finished lower level offers even more living space with a vast, open family room, an extra bedroom/office, a full bathroom, and a custom-built bar complete with two bar fridges—a perfect setup for entertaining guests.

This home has newer double-pane vinyls, the roof is about 10 years old, and it has a heated, insulated attached double-car garage upgraded with a 220V electrical plugin. Situated in a desirable golf community, this



property is close to two schools and offers easy access to major shops and services at South Trail Crossing. Conveniently located near Deerfoot Trail, Anderson Road, and Stoney Trail, this home combines peaceful suburban living with excellent connectivity to the rest of the city. Book your showing today before it's gone.

Built in 1991

**Essential Information**

MLS® #	A2200096
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,376
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	251 Douglas Woods Drive Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2E8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Laminate Counters, See Remarks
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Bar Fridge, Electric Stove, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	70
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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