

**94 Douglas Woods Close SE**  
**Calgary, Alberta**

**MLS # A2259886**



**\$719,800**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** No

Located not too far from the main street and Deerfoot trail in the wonderful neighborhood of Douglasdale, lies this welcoming home which boasts ample space and features. The property has a total of 5 bedrooms, 3 up and 2 down, with 3 full bathrooms. Making your way up the split staircase, you are greeted by the connected family and dining rooms. To your right, is the vast and bright kitchen which has additional seating areas. The size and layout of this main floor is perfect for hosting and entertaining your family, friends, and valued guests. If indoors was not already inviting, making your way to the backyard holds more surprises. There is a covered deck and elevated outdoor patio. This outdoor layout makes you want summer to last even longer. The basement has its own set of entertainment and activities with the family room large enough to hold a couple of love seats, a full sized pool table, and treadmill. In addition, there are 2 bedrooms and a side entrance. Although this home is situated within the neighborhood, it is a 5 minute drive to Deerfoot trail and amenities are within walking distance. Photos are just the beginning, I highly encourage you to book a showing today and see for yourself what this house has to offer!