

## 11516 Douglas Woods Rise SE Calgary, Alberta

**MLS # A2329944**



# \$834,999

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Douglasdale/Glen                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,889 sq.ft.                                                             | <b>Age:</b>   | 1987 (39 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive                                      |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap |               |                   |

|                    |                                                                                                                                                                |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                                                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | n/a                                                                                                                                                            |                   |      |

**\*\*\*PRICE REDUCED\*\***Tucked away on a quiet street in sought-after Douglasdale Estates and just a 5-minute walk to Fish Creek Park, this spacious family home offers over 3,900 sq ft of developed living space, a fully developed walkout basement, and a rare west-facing backdrop overlooking the golf course. With 4 bedrooms upstairs, generous principal rooms, and exceptional long-term potential, this is a standout opportunity in an unbeatable location. The main floor features high ceilings, hardwood floors, expansive living spaces, custom built-ins, and a welcoming wood-burning fireplace. The kitchen is well-appointed with granite countertops, stainless steel appliances, a gas cooktop, and excellent flow for both everyday family living and entertaining. Upstairs, the generous primary suite includes an updated ensuite with a soaker tub and separate shower, while all four upper bedrooms offer comfortable proportions for growing families. The fully developed walkout basement includes a second kitchen, creating flexibility for extended family, guests, or future customization. With newer windows, updated flooring, stunning west exposure, and a premier location that combines privacy, views, and convenience, this is a rare chance to own a beautifully maintained home in one of Douglasdale's most desirable settings.