

216 Douglas Woods Hill SE Calgary, Alberta

MLS # A2335247



\$975,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,752 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		
Inclusions:	Pool Table and accessories		

Welcome to this stunning walkout bungalow offering 1,752 sq. ft. of beautifully designed main-floor living space, perfectly positioned on the prestigious Douglasdale Golf Course. With a durable stucco exterior, soaring vaulted ceilings, and expansive windows, this exceptional home is filled with natural light while showcasing breathtaking southwest-facing views of the fairways, mature trees, and spectacular sunsets. Rich hardwood flooring spans most of the main level, adding warmth and elegance throughout. The expansive upper deck stretches across the entire back of the home, creating an ideal space for entertaining or relaxing while taking in the serene surroundings. Below, a covered patio with patterned concrete overlooks professionally landscaped gardens bursting with vibrant shrubs and perennials that provide colour and beauty throughout the seasons. The heart of the home is the bright, open-concept kitchen, featuring granite countertops, abundant white cabinetry, a corner pantry, and a functional layout designed for everyday living. The kitchen flows seamlessly into the dining area and inviting family room, complete with custom built-in cabinetry, a cozy gas fireplace, and stunning golf course views. The main floor also offers a spacious living room, a formal dining room with elegant French doors, convenient main-floor laundry, a full 4-piece bathroom, and a generous primary suite. The primary bedroom features a luxurious 5-piece ensuite with a separate soaker tub and shower, creating the perfect private retreat. The fully developed walkout lower level provides exceptional additional living space, including a massive games and recreation room with a second fireplace, three spacious bedrooms, a 4-piece bathroom, and a utility room - ideal for hobbies and storage. Recent upgrades provide outstanding peace of mind, including a new

high-efficiency furnace (July 2026), hot water tank (2023), central vacuum canister (2025), air conditioning, underground sprinklers, and complete replacement of all Poly-B plumbing with new PEX plumbing in 2026. This is a rare opportunity to own a walkout bungalow in one of Douglasdale's most sought-after golf course locations, where breathtaking views, quality craftsmanship, and exceptional comfort come together to create an extraordinary place to call home.