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248 Douglas Woods Hill SE
Calgary, Alberta

MLS # A2352684

$985,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,134 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, See Remarks,		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Rubber, See Remarks	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Steam Room, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Awning in main floor balcony/deck.

Welcome to 248 Douglas Woods Hill SE. Backing directly onto the 9TH GREEN OF THE GOLF COURSE, this exceptional TWO-STOREY HOME WITH A FULLY FINISHED WALKOUT BASEMENT offers 4 BEDROOMS, 3.5 BATHROOMS, and an impressive collection of high-end upgrades. Meticulously maintained, this residence seamlessly blends timeless elegance with everyday functionality. The main level features 3-INCH HARDWOOD FLOORING, a private MAIN-FLOOR OFFICE, and elegant PLANTATION SHUTTERS THROUGHOUT THE HOME. The CHEF-INSPIRED KITCHEN impresses with rich cabinetry, a BUILT-IN OVEN AND MICROWAVE, a DUAL-ZONE WINE FRIDGE, and LEATHER-LOOK GRANITE COUNTERTOPS carried throughout the home. The KITCHEN NOOK provides direct access to the BALCONY WITH AN AWNING, creating the perfect spot to enjoy your morning coffee or relax while taking in the beautiful surroundings. Relax in the adjacent family room, anchored by a FIREPLACE WITH CUSTOM FULL-WALL CABINETRY. Upstairs, the PRIMARY Bedroom features a spa-like 5-PIECE ENSUITE with DOUBLE VANITIES, a JETTED TUB, a GLASS-ENCLOSED SHOWER and a WALKIN CLOSET. The fully finished walkout basement extends your living space and includes a CUSTOM-TILED STEAM ROOM for the ultimate relaxation experience. Additional features include a WATER SOFTENER, a HEATED GARAGE With EPOXY FLOORING, and a DURABLE EUROSHIELD RUBBER ROOF. Recent updates offer added peace of mind, including FULL POLY-B PLUMBING REPLACEMENT (2025), FURNACE (2022), AIR CONDITIONING (2022), HOT WATER TANK (2024), and DRINKING WATER FILTRATION (2025). Step into your OUTDOOR OASIS, featuring extensive stonework, a BUILT-IN GAS

FIRE PIT, and a POST-MOUNTED GAS LANTERN, all set against PANORAMIC GOLF COURSE VIEWS. Located in desirable DOUGLASDALE, this home offers convenient access to Remington YMCA, BOW RIVER PATHWAYS, FISH CREEK PROVINCIAL PARK, SHOPPING, and MAJOR ROADWAYS. Families will appreciate being STEPS FROM EXCELLENT SCHOOLS, including MONSIGNOR J.S. SMITH (CATHOLIC K–9) and DOUGLASDALE SCHOOL (CBE K–6). A RARE EXECUTIVE OFFERING IN AN EXCEPTIONAL LOCATION—TRULY MOVE-IN READY!

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