

12574 Douglas Woods Road
Calgary, Alberta

MLS # A2353240

\$780,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,401 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, No Back Lane, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Primary Downstairs, Stone Counters, Walk-In Closet(s), Wired for Sound		
Inclusions:	Govee lights, water dispenser, mirror in front room		

| MAIN FLOOR BEDROOM AND FULL BATHROOM | BASKETBALL COURT | EPOXY GARAGE FLOOR | CLOSE TO SCHOOLS AND SHOPPING | Welcome to your new home! This is the perfect place to settle in if you have a big, or multi-generational family. With over 2400 sqft of above ground living space, there is plenty of room for everyone. Step through the front doors to a large sitting area and dining nook complete with massive windows and automatic window coverings allowing plenty of natural light. The kitchen has plenty of storage, a large kitchen island, a reverse osmosis water purifier, stainless steel appliances including a brand new (3 month old!) microwave hood fan and a 5 burner gas range stove. This house also comes with a water dispenser hooked up to a water line for quick access to cold water. There is a second large living room on the main floor, with a gas fireplace for cozy winter nights. Completing the main floor is a bedroom which could be used for guests, aging family members, or as a home office and a full 3 piece bathroom. Moving upstairs you will find another small sitting area perfect for a reading nook, workout space, or homework room. Live like a king as the primary suite is massive with a walk in closet, 4 piece ensuite, with a steam shower and soaker tub, and large bay windows providing plenty of natural light. There are 3 additional well appointed bedrooms meaning there are a total of FIVE bedrooms above ground. The basement is unfinished with bathroom rough in and enough space for one to two more bedrooms and a third living space. The outside is hearty enough to withstand all of Calgary's seasons with stylish curb appeal and professional landscaping. The stucco siding and the metal roof is built for durability and strong weather and hail resistance. The backyard features a low maintenance yard, complete with underground

sprinklers, a deck attached to the house, and a basketball/sport court that can easily be converted for other sports. There are fixed Govee lights outside for low maintenance festivity. The oversized double garage features new epoxy flooring done in the last year. The central a/c was installed 2 years ago which means you have many more summers of comfort here. This house has all the upgrades and space you have been looking for! Call your favourite realtor to book a private showing as this house wont last long!