

# \$695,000 - 315 Douglas Woods Place Se, Calgary

MLS® #A2216916

**\$695,000**

3 Bedroom, 4.00 Bathroom, 1,915 sqft

Residential on 0.17 Acres

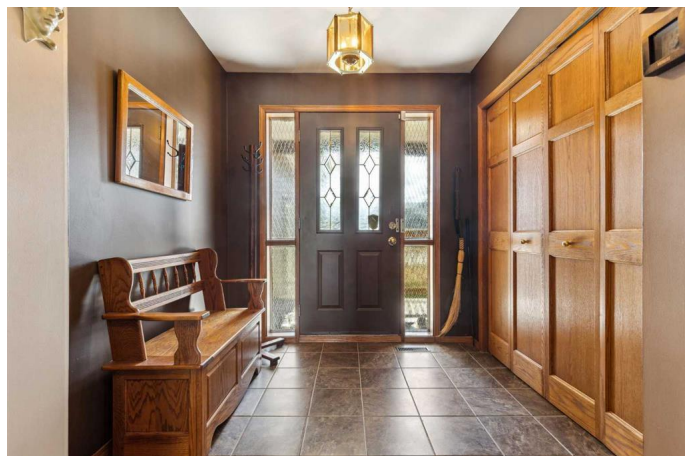
Douglasdale/Glen, Calgary, Alberta

Well kept 2 storey located on a large pie shaped lot and backing west on to the Douglasdale Golf course. Tile entry welcomes you into this home with vaulted ceilings. Nice sized dining room has tile flooring and high ceilings. Good working kitchen has updated counters and backsplash. Cozy living room has hardwood flooring and sliding doors leading to the west deck and yard. The family room has a wood burning fireplace and hardwood flooring. A good sized third bedroom completes the main floor. Upstairs you find 2 bedrooms (could be 3), with the master having a 3 piece ensuite bath and large closet. A 4 piece bathroom completes the upper floor. The walkout lower level is completely developed with a large family room with vinyl plank flooring, a den/workout room, 3 piece bath, hot tub room with dehumidifier and laundry/storage room. Outside is a huge pie shaped lot backing on to the golf course with loads of room to play. Come and view this home today!

Built in 1985

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2216916  |
| Price      | \$695,000 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,915       |
| Acres          | 0.17        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 315 Douglas Woods Place Se |
| Subdivision | Douglasdale/Glen           |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 1K9                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                                             |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | Central Air                                                                                               |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Wood Burning                                                                                              |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full, Walk-Out                                                                                  |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                                                 |
| Lot Description   | Cul-De-Sac, Landscaped, Low Maintenance Landscape, Many Trees, Pie Shaped Lot, On Golf Course, Gentle Sloping, Underground Sprinklers |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Wood            |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 12            |
| Zoning         | R-CG          |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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