

# \$925,000 - 311 Douglas Woods Place Se, Calgary

MLS® #A2204544

**\$925,000**

3 Bedroom, 3.00 Bathroom, 2,751 sqft  
Residential on 0.21 Acres

Douglasdale/Glen, Calgary, Alberta

Meticulously maintained 3-bedroom, 2.5-bathroom home with a walkout basement is perfectly positioned on a huge, beautifully landscaped lot backing onto the prestigious Douglasdale Golf Course. Located in a quiet cul-de-sac, this home offers exceptional privacy while being flooded with natural light, creating a bright and inviting atmosphere throughout. Designed with both comfort and functionality in mind, it features air conditioning, two furnaces, and two fireplaces to ensure year-round comfort. The heart of the home is the expansive kitchen, offering abundant prep space, ample cabinetry, and a layout that makes cooking and entertaining a breeze. Gleaming hardwood flooring enhances the warmth and elegance of the main living areas. The fully finished walkout basement extends the living space and provides seamless access to the expansive backyard, a true retreat with lush greenery and plenty of room to enjoy the outdoors. Large decks off the main level offer additional outdoor living space, perfect for soaking in the serene surroundings. Another terrific attribute of the home is the Roof having Enviro-shakes! With its unmatched location, stunning yard, and bright, spacious layout, this home is a rare opportunity in a sought-after community.



Built in 1985

## Essential Information

MLS® #	A2204544
Price	\$925,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,751
Acres	0.21
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### **Community Information**

Address	311 Douglas Woods Place Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z1K9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting, Few Trees, On Golf Course
Roof	Shake
Construction	Concrete, Mixed, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.