



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12530 DOUGLAS WOODS Road, Calgary T2Z 3J1**

MLS®#: **A2120981**

Area: **Douglasdale/Glen**

Listing Date: **04/12/24**

List Price: **\$819,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **4,456 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,181**  
Low Sqft:  
Ttl Sqft: **2,181**

DOM

**37**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Many Trees**  
Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle,Cedar Shake**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Bar,High Ceilings,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`3"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>10`4" x 8`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 11`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`10" x 10`4"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`4" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 7`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 10`5"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 4`11"</b>
<b>Den</b>	<b>Main</b>	<b>9`0" x 9`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**9712218**

Remarks

Pub Rmks:

**| 5 BEDS | 3.5 BATHS | DOUBLE ATTACHED GARAGE | CONVENIENT LOCATION |** Welcome to this stunning 2-storey home in the desirable community of Douglasdale. As you step inside, you're greeted by the grandeur of tall vaulted ceilings, complemented by the warmth of vinyl plank flooring and bright pot lights, creating an airy and inviting ambiance. The kitchen is a focal point, seamlessly connecting to the living area where a beautiful fireplace invites you to unwind and relax. From here, step out onto the deck and enjoy the outdoors with ease in your fenced backyard. The main floor includes a formal dining room, perfect for hosting elegant dinners and gatherings. Upstairs, this home features a total of four bedrooms, with one of them being the luxurious primary bedroom that opens up through double doors. The primary bedroom impresses with its attached 4-piece ensuite bathroom and convenient walk-in closet. The other bedrooms are generously sized and share a well-appointed 4-piece bathroom. Making our way downstairs, the finished basement features a wet bar, seamlessly opening up into an inviting entertaining area, perfect for hosting guests or relaxing with family. An additional bedroom downstairs adds flexibility to the layout. Outside, the backyard is fenced in, providing privacy and security. There's ample parking with a generous-sized double attached garage and driveway, ensuring plenty of space for your family and guests. Don't miss the opportunity to make this beautiful house your home. Schedule a showing with your favourite agent today!

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















