



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**251 DOUGLAS WOODS Drive, Calgary T2Z 2E8**

MLS®#: **A2155931**

Area: **Douglasdale/Glen**

Listing Date: **08/08/24**

List Price: **\$698,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1991**

Lot Information

Lot Sz Ar: **4,897 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,375**  
Low Sqft:  
Ttl Sqft: **1,375**

DOM

**41**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Street Lighting,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

Construction: **Brick,Mixed,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Wine Refrigerator**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 22`10"	Kitchen	Main	11`9" x 9`6"
Breakfast Nook	Main	11`9" x 9`7"	Foyer	Main	9`0" x 10`2"

**Bedroom - Primary  
Bedroom  
4pc Ensuite bath  
Game Room  
3pc Bathroom**

**Main 13`5" x 13`1"  
Main 8`10" x 10`1"  
Main 7`5" x 7`9"  
Basement 15`1" x 11`6"  
Basement 7`3" x 9`7"**

**Bedroom  
4pc Bathroom  
Family Room  
Bedroom  
Furnace/Utility Room**

**Main 12`7" x 9`8"  
Main 8`2" x 8`9"  
Basement 32`0" x 20`11"  
Basement 21`10" x 12`11"  
Basement 12`0" x 13`4"**

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple R-C1**  
Legal Desc: **9011969**

Remarks

Pub Rmks: **This meticulously maintained bungalow is located in the highly sought-after community of Douglasdale and offers over 2,500 sq. ft. of developed living space. With four generously sized bedrooms and three full bathrooms, this home provides ample space for family living. The double-attached garage adds both convenience and security. Upon entering, you'll be welcomed by a spacious living room and a formal dining area, perfect for entertaining. The rustic kitchen, featuring updated stainless steel appliances, seamlessly blends modern convenience with classic charm. The kitchen nook opens to a south-facing backyard, making it an ideal spot for meal prep while keeping an eye on children playing outdoors. The main floor hosts three bedrooms, including a primary bedroom with a full ensuite bathroom, and an additional full bathroom, enhancing the home's functionality. The fully finished lower level offers even more living space with a vast, open family room, an extra bedroom/office, a full bathroom, and a custom-built bar complete with two bar fridges—a perfect setup for entertaining guests. Situated in a desirable golf community, this property is close to two schools and offers easy access to major shops and services at South Trail Crossing. Conveniently located near Deerfoot Trail, Anderson Road, and Stoney Trail, this home combines peaceful suburban living with excellent connectivity to the rest of the city. Book your showing today before it's gone.**

Inclusions: **Living room sectional**  
Property Listed By: **CIR Realty**

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