



THE
A-TEAM

**RE/MAX
FIRST**

3642 DOUGLAS WOODS Heights, Calgary T2Z 2G4

MLS®#: **A2156364** Area: **Douglasdale/Glen** Listing Date: **08/16/24** List Price: **\$629,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1992** Abv Sqft: **1,308**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,749 sqft** Ttl Sqft: **1,308**
 Lot Shape:

DOM

34
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Private,Treed**
 Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Linoleum,Tile**
 Sewer: Ext Feat: **BBQ gas line,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Jetted Tub,No Smoking Home,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	13`10" x 16`7"	Living Room	Main	13`2" x 14`7"
Dining Room	Main	13`5" x 9`5"	Bedroom - Primary	Main	16`3" x 12`1"
Bedroom	Main	10`9" x 9`1"	Entrance	Main	12`2" x 6`9"
Bedroom	Basement	12`5" x 15`3"	Bedroom	Basement	12`8" x 11`10"
Game Room	Basement	24`6" x 24`9"	4pc Bathroom	Main	
4pc Ensuite bath	Main		4pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9110562

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to your lovely 4-bedroom Bungalow with over 2500 square feet of living space. The fantastic subdivision of Douglasdale is a community that surrounds a public golf course. When you enter your new home, you are greeted with a bright family room with vaulted ceilings, fireplace and gorgeous hardwood floors. Entering the kitchen which leads to the large back yard has a Wolf 6 burner gas range, large breakfast island, plenty of cupboards and granite counter tops. The Primary bedroom boasts a vaulted ceiling with a 4-piece ensuite (freshly painted) and a relaxing jet tub. Continuing the main floor is an addition bedroom, 4-piece bathroom and main floor laundry. Heading downstairs to your finished living space with your large family/recreation room, 2 x-large bedrooms, 4-piece bathroom and large storage/mechanical room. Freshly painted, Central A/C, several new windows, over 6700 square foot lot, golfing community, close to shopping, close to school, close to Deerfoot and Stoney Trail are just a few extras to living in this beautiful BUNGALOW and neighborhood. Book your private viewing with your favorite Real Estate Agent today!**

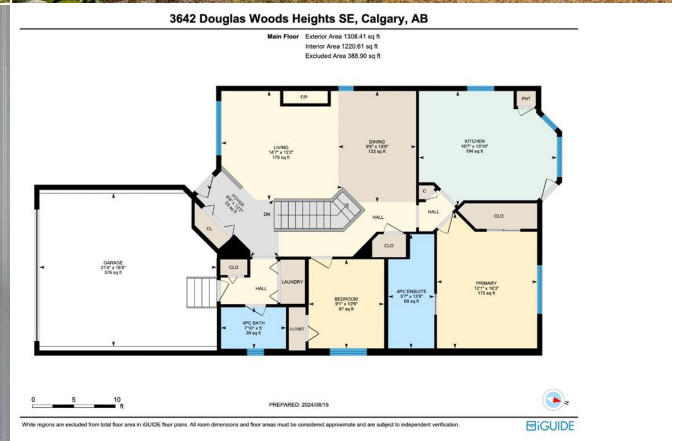
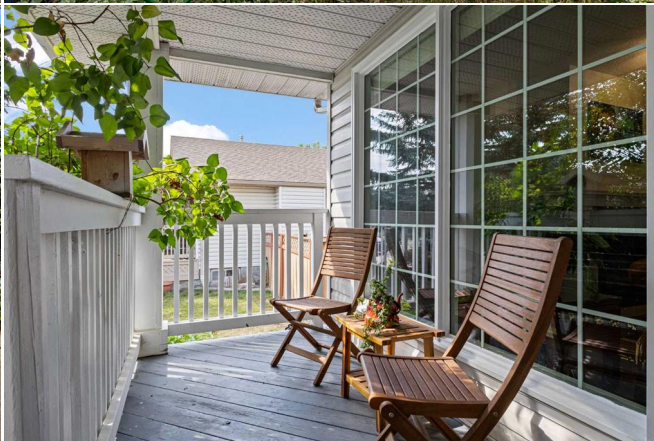
Inclusions:
Property Listed By: **n/a**
RE/MAX Realty Professionals

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









3642 Douglas Woods Heights SE, Calgary, AB

Main Building, Total Exterior Area Above Grade 1308.41 sq ft



Main Floor
Exterior Area 1308.41 sq ft

Basement (Below Grade)
Exterior Area 1195.53 sq ft

PREPARED: 2024/06/15

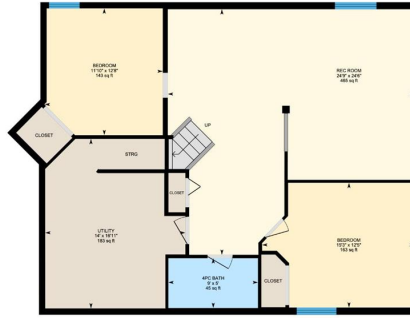
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



3642 Douglas Woods Heights SE, Calgary, AB

Basement (Below Grade) Exterior Area 1195.53 sq ft

Interior Area 1109.01 sq ft



0 3 6
0 3 6

PREPARED: 2024/06/15

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

