



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 DOUGLAS WOODS Drive, Calgary T2Z 1K8**

MLS®#: **A2157565**

Area: **Douglasdale/Glen**

Listing Date: **08/20/24**

List Price: **\$964,888**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Lot Information

Lot Sz Ar: **5,209 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,462**

Low Sqft:

Ttl Sqft: **2,462**

DOM

**30**

Layout

Beds: **5 (4 1 )**

Baths: **3.0 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Fruit Trees/Shrub(s),Garden,No Neighbours Behind,Landscaped,Street Lighting,On Golf Course,Treed,Views  
Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Beamed Ceilings,Central Vacuum,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 17`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 13`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`7" x 18`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`5" x 8`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 14`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`8" x 10`6"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`0" x 17`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 15`2"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`6" x 7`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`7" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 16`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 14`8"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>5`1" x 8`5"</b>
<b>Game Room</b>	<b>Lower</b>	<b>35`10" x 25`10"</b>

**Bedroom**  
**4pc Bathroom**

**Lower**  
**Upper**

**15`0" x 12`8"**  
**10`8" x 4`11"**

**Furnace/Utility Room**  
**2pc Bathroom**  
Legal/Tax/Financial

**Lower**  
**Main**

**15`0" x 8`8"**

Title:  
**Fee Simple**  
Legal Desc:

**8510615**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Did you ask for a house backing onto a golf course, with 9 foot ceilings on the main floor and a former show home? Do you want to have a hot tub right outside the door of the walk out basement, with a large paving stone patio and great landscaped yard, full of trees & shrubs? A majorly renovated house from top to bottom, from light switches to light fixtures, flooring, complete kitchen renovation, doors, garage epoxy floor & heater, 2 multistage high efficiency furnaces & 2 A/C units (with 12 years of paid warranties) with 2 smart Wi-Fi thermostats.....?! LOOK NO FURTHER, THIS IS IT! This lovingly cared for home! This beautifully renovated home offers the traditional 2 story floor plan with 9 feet ceilings on the main floor, with living room/dining room combination, a cozy family room with gas burning fireplace off the kitchen and breakfast nook, and a main floor laundry room/mud room. The upper floor offers a large primary room with 5-piece en-suite bathroom with jetted tub, 3 other good sized bedrooms and a full bathroom. The walk-out basement offers a huge recreation room with wood burning fireplace, a wet bar as well as a bedroom and a 4-piece bathroom. Book a showing today to see this elegant masterpiece which backs onto the golf course with unobstructed view and gorgeously maintained backyard.**

Inclusions:  
Property Listed By: **Remote controls for garage door opener**  
**RE/MAX Real Estate (Mountain View)**

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

























