



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**160 DOUGLAS WOODS Grove, Calgary T2Z 2H6**

MLS®#: **A2163497**

Area: **Douglasdale/Glen**

Listing Date: **09/06/24**

List Price: **\$899,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 15-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1992**

Lot Information

Lot Sz Ar: **6,350 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,592**  
Low Sqft:  
Ttl Sqft: **2,592**

DOM

**75**  
Layout  
Beds: **5 (4 1)**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Cedar Shake**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,Kitchen Island,No Smoking Home,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 13`6"
Pantry	Main	3`11" x 3`6"
Breakfast Nook	Main	9`11" x 6`0"
Den	Main	12`5" x 12`5"
Bedroom - Primary	Upper	18`0" x 13`8"
Other	Upper	13`7" x 9`11"
4pc Ensuite bath	Upper	9`11" x 8`9"

Room	Level	Dimensions
Kitchen	Main	13`6" x 12`7"
Dining Room	Main	13`11" x 8`11"
Foyer	Main	8`8" x 6`5"
Mud Room	Main	8`2" x 5`8"
3pc Ensuite bath	Upper	9`8" x 6`2"
Bedroom	Upper	14`8" x 13`6"
Bedroom	Upper	9`11" x 9`11"

**Bedroom**  
**Game Room**  
**3pc Bathroom**  
**Laundry**

**Upper**  
**Basement**  
**Basement**  
**Basement**

**12`5" x 9`11"**  
**16`1" x 13`5"**  
**9`11" x 7`6"**  
**13`6" x 8`0"**

**4pc Bathroom**  
**Bedroom**  
**Flex Space**  
**2pc Bathroom**

**Upper**  
**Basement**  
**Basement**  
**Main**

**7`5" x 6`11"**  
**24`1" x 11`10"**  
**16`5" x 8`1"**  
**5`2" x 4`10"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**9112628**

Remarks

Pub Rmks: **Two full master suites, each with its own private ensuite bathroom PLUS an additional two bedrooms up and a fifth bedroom in the fully finished walkout level make this an incredibly unique opportunity! If you are looking for a second separate master bedroom with its own full bathroom (both the bedroom and ensuite bathroom in this suite has in floor hot water heating) and sitting area to accommodate older children, parents, or extended family, this unique property may be what you have been waiting for. The main floor offers a front living room / dining room combination with an open concept through the kitchen, eating area, and family room. The gorgeous, renovated kitchen offers granite counters, modern soft gray cabinets, upgraded stainless steel appliances, and an island creates a fantastic focal point for your home. The walkout level includes laundry area, large rec/games room, and a combination living space of a sitting area - bedroom - and full bathroom. Total of five bedrooms with four and a half bathrooms! The double garage is extra-long to accommodate most full-sized trucks and SUV's. This property is in a quiet circle, just blocks from both the public and private local community schools. If you have been looking for TWO MASTER SUITES, each with its own FULL PRIVATE ENSUITE BATHROOM put this home on your list!**

Inclusions: **Storage Shed, Garage Shelving , Beverage Fridge**  
Property Listed By: **RE/MAX Realty Professionals**

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













