

160 DOUGLAS WOODS Grove, Calgary T2Z 2H6

MLS®#: **A2163497** Area: **Douglasdale/Glen** Listing **09/06/24** List Price: **\$925,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

 Year Built:
 1992
 Abv Sqft:
 2,592

 Lot Information
 Low Sqft:

Lot Sz Ar: **6,350 sqft** Ttl Sqft: **2,592**

Lot Shape:

Finished Floor Area

<u>DOM</u> **12**

Layout

5 (4 1) 4.5 (4 1)

2 Storey

4

2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

Access:

Lot Feat: Back Yard,Landscaped

Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: Cedar Shake Construction:

Heating: In Floor,Forced Air,Natural Gas Brick,Vinyl Siding,Wood Frame

Sewer: Flooring:

Ext Feat: Other 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`11" x 13`6"	Kitchen	Main	13`6" x 12`7"
Pantry	Main	3`11" x 3`6"	Dining Room	Main	13`11" x 8`11"
Breakfast Nook	Main	9`11" x 6`0"	Foyer	Main	8`8" x 6`5"
Den	Main	12`5" x 12`5"	Mud Room	Main	8`2" x 5`8"
Bedroom - Primary	Upper	18`0" x 13`8"	3pc Ensuite bath	Upper	9`8" x 6`2"
Other	Upper	13`7" x 9`11"	Bedroom	Upper	14`8" x 13`6"
4pc Ensuite bath	Upper	9`11" x 8`9"	Bedroom	Upper	9`11" x 9`11"

Bedroom Upper 12`5" x 9`11" 4pc Bathroom Upper 7`5" x 6`11" **Game Room Basement** 16`1" x 13`5" **Bedroom** Basement 24`1" x 11`10" 3pc Bathroom **Basement** 9`11" x 7`6" Flex Space **Basement** 16`5" x 8`1" **Basement** 13`6" x 8`0" 2pc Bathroom 5`2" x 4`10" Laundry Main Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: **9112628**

Remarks

Pub Rmks:

OPEN HOUSE THIS SATURDAY SEPTEMBER 21ST FROM 2-4PM! 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

















