11 DOUGLAS WOODS Hill, Calgary T2Z 2E9

MLS®#:	**A2164692**	Area:	**Douglasdale/Glen**	Listing Date:	**09/14/24**	List Price:	**$799,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information
Prop Type:	**Residential**				**DOM**	**5**
Sub Type:	**Detached**				**Layout**	
City/Town:	**Calgary**	**Finished Floor Area**			Beds:	**4 (4)**
Year Built:	**1991**	Abv Sqft:	**2,120**		Baths:	**2.5 (2 1)**
Lot Information		Low Sqft:			Style:	**2 Storey**
Lot Sz Ar:	**4,983 sqft**	Ttl Sqft:	**2,120**			
Lot Shape:					**Parking**	
					Ttl Park:	**2**
Access:					Garage Sz:	**2**

Lot Feat: **Fruit Trees/Shrub(s),Lawn,Landscaped,Level,Underground Sprinklers,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof:	**Cedar Shake**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Stucco,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Built-in Barbecue,Outdoor Grill**		**Carpet,Ceramic Tile,Hardwood**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dryer,Microwave,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings**
Int Feat: **Central Vacuum,Kitchen Island,Pantry,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**5`0" x 4`8"**	**Breakfast Nook**	**Main**	**10`4" x 7`9"**
Dining Room	**Main**	**12`5" x 8`10"**	**Kitchen**	**Main**	**19`4" x 12`7"**
Family Room	**Main**	**13`7" x 15`11"**	**Laundry**	**Main**	**8`3" x 8`1"**
Living Room	**Main**	**10`5" x 14`1"**	**4pc Bathroom**	**Second**	**6`11" x 7`4"**
4pc Ensuite bath	**Second**	**9`11" x 9`8"**	**Bedroom**	**Second**	**10`5" x 13`2"**
Bedroom	**Second**	**11`3" x 9`10"**	**Bedroom**	**Second**	**9`11" x 12`0"**
Bedroom - Primary	**Second**	**13`7" x 14`7"**	**Flex Space**	**Basement**	**9`4" x 11`7"**

| Den | Basement | 9`11" x 9`6" | Game Room | Basement | 31`9" x 14`0" |
| Storage | Basement | 9`3" x 3`8" | Furnace/Utility Room | Basement | 13`5" x 9`6" |

Legal/Tax/Financial

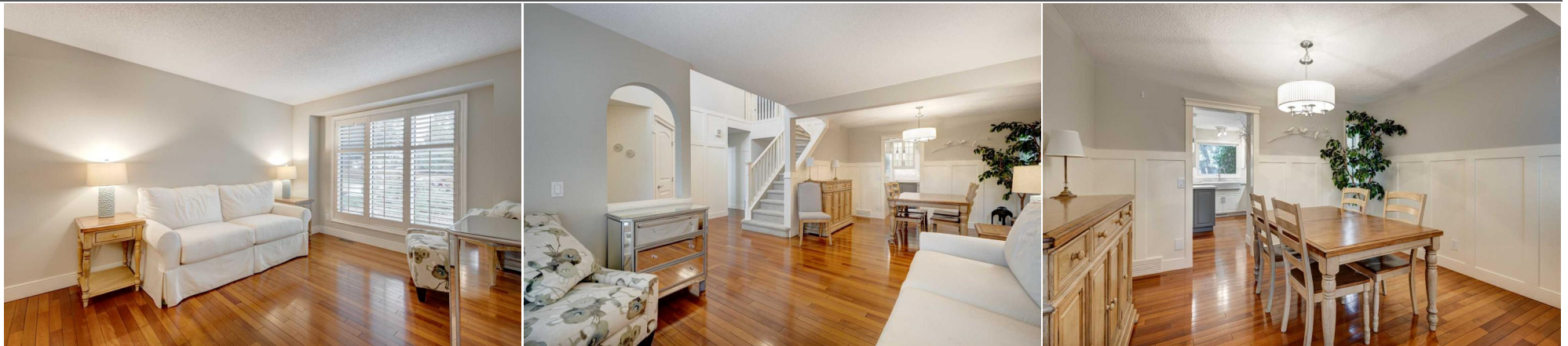|			
Title:		Zoning:	
Fee Simple		**R-C1**	
Legal Desc:	**9110562**		

Remarks

Pub Rmks: **WOW! I believe this is the home you have been waiting for! Fabulous Douglasdale Estates home with absolutely nothing to do but move in. The professional renovations and stunning upgrades are evident throughout this home that offers Central A/C, 4 bedrooms up – a rarity these days, plenty of storage and a backyard that will have you enjoying the built-in BBQ, gorgeous no-maintenance deck, lovely landscaping and the U/G sprinkler system to water the abundance of trees. Enter to an inviting foyer open to above with a formal living room and dining room that leads to the kitchen, main floor laundry room, a floorplan with a bright, spacious modern feel that is enhanced by the solid hardwood flooring throughout the main level. The kitchen with its custom cabinetry, pot drawers, roll-out shelves, lighted drawers in the wall pantry, custom cutlery drawer, functional island with more pot drawers, stainless appliances and hood fan and so much more. And a corner pantry for extra kitchen storage, Topped off with a beautiful quartz countertops, gleaming tile back splash, lovely farmhouse-style sink, and a convenient-height built-in microwave, all combine to make this kitchen a dream kitchen. Adjacent to the kitchen is the convenient and spacious breakfast nook with doors to the rear deck, and down a step to the large family room with windows overlooking the back deck, a gas fireplace and room for all your furnishings. You will love the California shutters on all of the windows on the main level. The 4-bedroom upper level has a huge primary bedroom with double-door entrance, 4 pce ensuite, large walk-in closet with built-in shelving, another 3 bedrooms with large closets, and a 4 pce bath. The basement is partially finished – just needs a ceiling and flooring to make this great space your own. This home has been extensively upgraded with recently added new vinyl windows, new roof shakes where required, and low maintenance decking. This location is steps to a large park, 2 blocks from the school, and a short distance to the golf course. And of course, quick access to Deerfoot Trail for all points North and South. A beautiful home in a fabulous location, where Pride of Ownership is evident! Come and see – you won't be disappointed!**

Inclusions: **N/A**
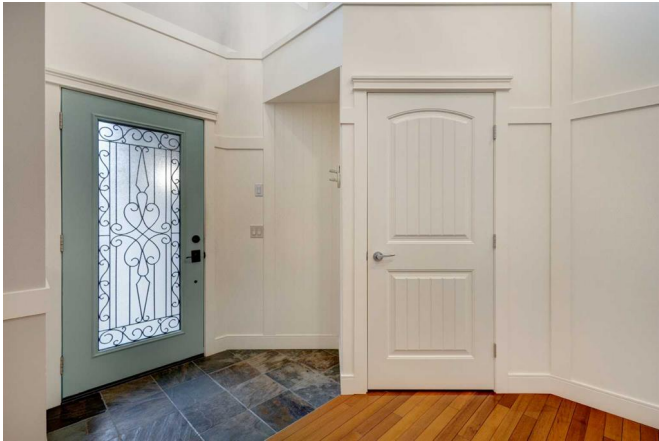Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123
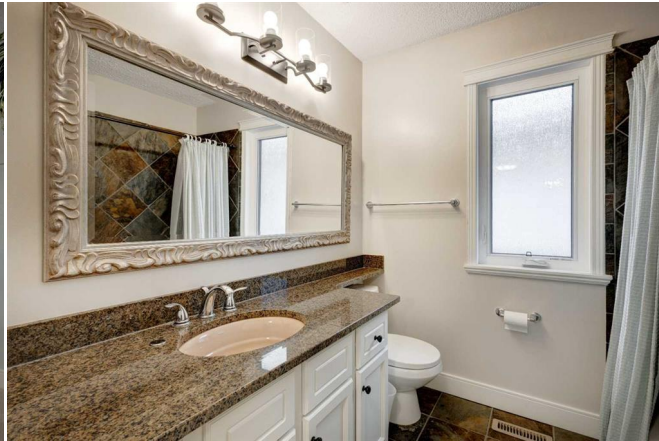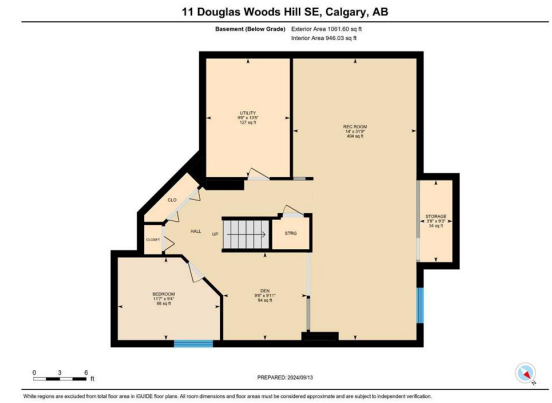
11 Douglas Woods Hill SE, Calgary, AB

Basement (Below Grade)   Exterior Area 1001.60 sq ft
Interior Area 946.03 sq ft

UTILITY

REC ROOM

CLO

HALL   UP

STRG

STORAGE

BEDROOM

DEN

0   3   6 ft

PREPARED: 2024/09/13

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.

11 Douglas Woods Hill SE, Calgary, AB

Main Floor   Exterior Area 1123.39 sq ft
Interior Area 1043.17 sq ft
Excluded Area 423.01 sq ft

GARAGE

LAUNDRY

FAMILY

2PC BATH

HALL

BREAKFAST

FOYER

UP

KITCHEN

PORCH

LIVING   DINING

0   4   8 ft

PREPARED: 2024/09/13

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2nd Floor   Exterior Area 997.40 sq ft
Interior Area 919.89 sq ft
Excluded Area 82.40 sq ft

BEDROOM

PRIMARY

CLO   CLO

HALL

DN

WIC

4PC ENSUITE

OPEN TO BELOW

BEDROOM

CLO

4PC BATH

CLOSET

BEDROOM

0   3   6 ft

PREPARED: 2024/09/13

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