

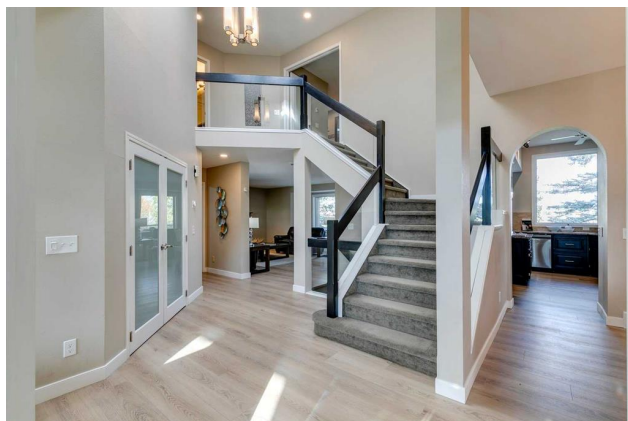


THE
A-TEAM

**RE/MAX
FIRST**

417 DOUGLAS WOODS Place, Calgary T2Z 1K9

MLS® #: **A2169169** Area: **Douglasdale/Glen** Listing Date: **10/03/24** List Price: **\$849,900**
 Status: **Pending** County: **Calgary** Change: **-\$30k, 16-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **6,533 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,360**
 Low Sqft:
 Ttl Sqft: **2,360**

DOM

26
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,Low Maintenance Landscape,No Neighbours Behind,Street Lighting,On Golf Course,Treed,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Rubber**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit**

Construction: **Stucco**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Induction Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,French Door,Granite Counters,High Ceilings,Kitchen Island,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`0" x 13`0"
Living Room	Main	17`0" x 13`0"
Breakfast Nook	Main	11`0" x 11`0"
Game Room	Basement	18`0" x 18`0"
Furnace/Utility Room	Basement	10`0" x 10`0"
Bedroom	Upper	13`6" x 9`6"

Room	Level	Dimensions
Dining Room	Main	15`6" x 11`6"
Laundry	Main	9`6" x 6`6"
Family Room	Main	14`6" x 14`0"
Storage	Basement	18`0" x 13`0"
Bedroom - Primary	Upper	19`0" x 14`0"
Bedroom	Upper	12`6" x 10`0"

Bedroom
3pc Bathroom
4pc Ensuite bath

Basement
Basement
Upper

15`6" x 11`6"
10`0" x 5`6"
13`0" x 11`0"

2pc Bathroom
4pc Bathroom

Main
Upper

5`6" x 5`0"
9`6" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8510615

Remarks

Pub Rmks:

Welcome to your dream sanctuary, an exquisite estate home offering 3,300 sqft of living space, that perfectly blends luxury and comfort in a serene setting. Nestled among mature trees and backing directly onto the lush fairways of Eaglequest Golf Course, this stunning property offers a tranquil lifestyle just minutes from the vibrant conveniences of the city. Step into a grand entryway with soaring 16-foot vaulted ceilings, leading to a beautifully designed interior with 10-foot ceilings throughout. The newly updated flooring (LVP 2024) and pot lights throughout create an inviting ambiance in every room. The heart of the home features an induction cooktop, wall oven and microwave, complemented by a breakfast nook that offers breathtaking views of the golf course—perfect for casual dining. Open-concept Kitchen and living room space all anchored by a gas-starting wood-burning fireplace. A intimate dining room is the ideal space for formal dinner parties. A second front living space on the main floor could also make for a bright and airy home office. This home is equipped with modern conveniences for an extra touch of luxury, including air conditioning, a water softener, central vac, two furnaces, two hot water tanks, rubber roof with a 50 year warranty (installed in 2017), poly B plumbing replaced in 2023, new driveway, and triple-pane windows (2020) for enhanced insulation. The upper level boasts three spacious bedrooms, including a primary suite with a luxurious ensuite, complete with dual vanities, huge custom tiled shower, closed powder room, walk-in closet with skylight cascading natural light. The updated main 4-piece bathroom features new tile. An illegal suite in the basement offers additional living space, complete with a kitchenette, dining area, cozy living room, 4th bedroom, and a 3-piece bathroom—ideal for guests, multi-generational living, Air BNB, or to be used as a long term rental opportunity. The partially covered deck is ideal for entertaining, with an outdoor standing stone fire feature complete with a hearth and mantle. Enjoy cozy evenings in your outdoor oasis surrounded by nature in your low-maintenance yard with mature trees and beautiful views of Eaglequest Golf course. Easy access to Deerfoot Trail, excellent schools, Remington YMCA/Quarry Park amenities, South Trail Shopping Centre, and the picturesque Bow River pathways, this estate home offers both seclusion and accessibility. Explore the beauty of Fish Creek Park and the nearby golf course at your leisure. This estate home is a rare find, perfectly crafted for those who appreciate the finer things in life, home seamlessly blends luxury with nature, creating the perfect retreat for you and your family. Don't miss your chance to own this home—schedule your private showing today!

Inclusions:
Property Listed By:

N/A
RE/MAX First

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













