



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**126 DOUGLAS WOODS Hill, Calgary T2Z 2G6**

MLS®#: **A2197346**      Area: **Douglasdale/Glen**      Listing Date: **02/27/25**      List Price: **\$914,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar: **5,726 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,262**  
 Low Sqft:  
 Ttl Sqft: **2,262**

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,On Golf Course,Underground Sprinklers,Views**  
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Wood**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Stove,Microwave,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Central Vacuum,Closet Organizers,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **R-CG**  
 Legal Desc: **9110562**

Remarks

Pub Rmks: **GOLF COURSE LIVING & OUTDOOR LIFESTYLE! Welcome to 126 Douglas Woods Hill SE, a beautifully upgraded home backing onto the 8th green of Eagle Quest Golf**

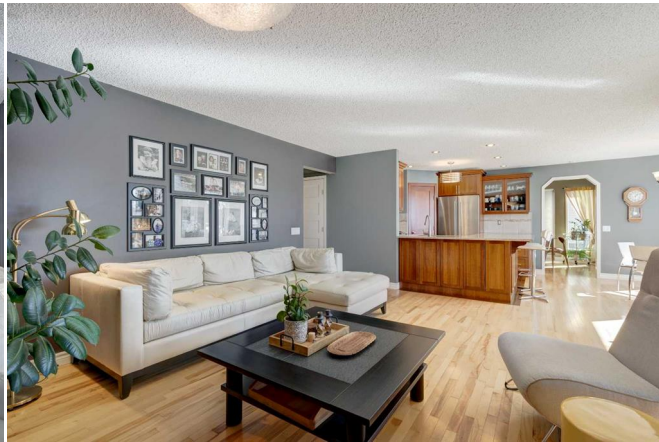
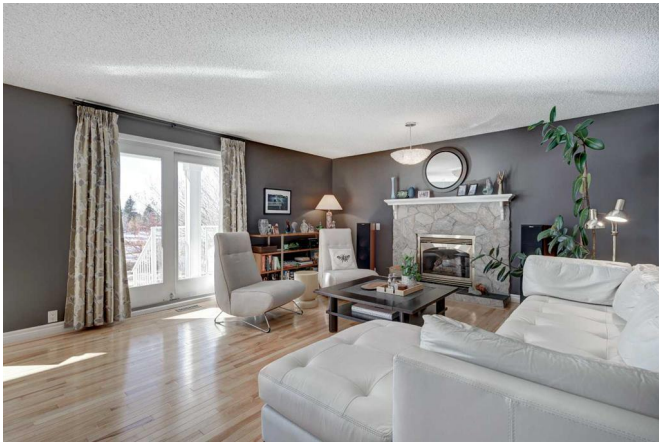
Course in desirable Douglasdale! From the moment you arrive, you'll be captivated by this meticulously maintained property, featuring stunning golf course and mountain views from the expansive upper balcony and backyard. Start your morning with coffee on your private balcony, step into your home office, or head downstairs to the lush flower garden and lower decks—perfect for relaxing or entertaining. Designed for families and active lifestyles, this home offers 4 spacious bedrooms (3 up, 1 down), a bonus/flex room, and 3.5 beautifully renovated baths. The chef's kitchen is a standout, featuring quartz countertops, custom cabinetry, stainless steel appliances including a gas stove and new dishwasher, all blending function with style. And the views? They extend beyond the fairways and mountains—breathtaking sunsets can be enjoyed from almost every room! This home has seen extensive professional renovations and upgrades. The kitchen and all bathrooms were fully renovated with high-end finishes, and the professionally developed basement was completed with all permits in place. Both furnaces were replaced in 2020 for improved efficiency and comfort. All windows were replaced with argon-filled panes, providing better insulation and eliminating winter condensation. Basement windows meet full egress requirements, ensuring safety and natural light. The hardwood floors are in excellent condition with beautiful inlays. The roof's wood shingles have been professionally maintained, and the exterior is finished with durable Hardy Board siding. Additional features include new light fixtures throughout, including pot lights, and a six-stage sprinkler system to keep the yard lush and green. Beyond the golf course, this home offers access to schools, sports fields, and an incredible outdoor lifestyle. Explore Douglasdale Ridge, paved pathways along the world-renowned Bow River—famous for trout fishing—cycling routes, fly fishing spots, and the Bow River Ball Diamond. A short drive takes you to the YMCA, shopping, and a variety of restaurants, placing everything you need within easy reach. This is more than a home—it's a lifestyle. Don't miss your chance to live in one of Calgary's most sought-after communities! Call today to schedule your viewing!

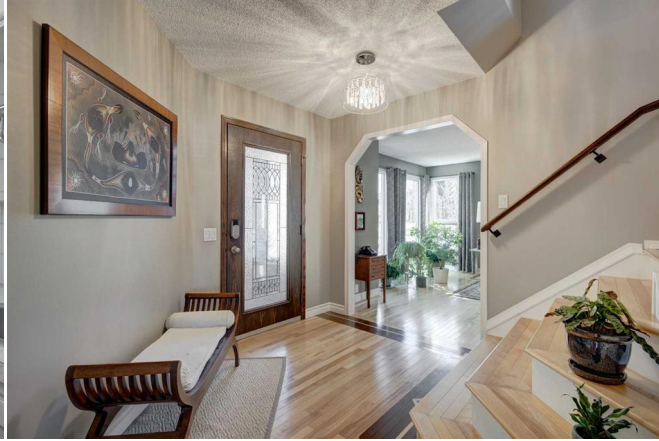
Inclusions:  
Property Listed By:

Alarm Equipment, tv bracket  
CIR Realty

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













**126 Douglas Woods Hill SE, Calgary, AB**

Main Floor Exterior Area 1208.90 sq ft  
Interior Area 1320.00 sq ft  
Excluded Area 403.28 sq ft



PREPARED: 2025/02/26

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**126 Douglas Woods Hill SE, Calgary, AB**

2nd Floor Exterior Area 1053.73 sq ft  
Interior Area 951.14 sq ft



PREPARED: 2025/02/26

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**126 Douglas Woods Hill SE, Calgary, AB**

Basement (Below Grade) Exterior Area 1131.83 sq ft  
Interior Area 1076.60 sq ft



PREPARED: 2025/02/26

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

