



THE
A-TEAM

**RE/MAX
FIRST**

251 DOUGLAS WOODS Drive, Calgary T2Z 2E8

MLS® #: **A2200096**

Area: **Douglasdale/Glen**

Listing Date: **03/07/25**

List Price: **\$674,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**

Finished Floor Area

Abv Sqft: **1,375**

Low Sqft:

Ttl Sqft: **1,375**

Lot Information

Lot Sz Ar: **4,897 sqft**

Lot Shape:

DOM

42

Layout

Beds: **4 (3 1)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),See Remarks,Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Brick,Mixed,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Wine Refrigerator**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Vaulted Ceiling(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`5" x 22`10"	Kitchen	Main	11`9" x 9`6"
Breakfast Nook	Main	11`9" x 9`7"	Foyer	Main	9`0" x 10`2"

Bedroom - Primary
Bedroom
4pc Ensuite bath
Game Room
3pc Bathroom

Main
Main
Main
Basement
Basement

13`5" x 13`1"
8`10" x 10`1"
7`5" x 7`9"
15`1" x 11`6"
7`3" x 9`7"

Bedroom
4pc Bathroom
Family Room
Bedroom
Furnace/Utility Room

Main
Main
Basement
Basement
Basement

12`7" x 9`8"
8`2" x 8`9"
32`0" x 20`11"
21`10" x 12`11"
12`0" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9011969

Zoning:
R-CG

Remarks

Pub Rmks:

This meticulously maintained bungalow is located in the highly sought-after community of Douglasdale and offers over 2,500 sq. ft. of developed living space. With four generously sized bedrooms and three full bathrooms, this home provides ample space for family living. The double-attached garage adds both convenience and security. Upon entering, you'll be welcomed by a spacious living room and a formal dining area, perfect for entertaining. The rustic kitchen, featuring updated stainless steel appliances, seamlessly blends modern convenience with classic charm. The kitchen nook opens to a south-facing backyard, making it an ideal spot for meal prep while keeping an eye on children playing outdoors. The main floor hosts three bedrooms, including a primary bedroom with a full ensuite bathroom, and an additional full bathroom, enhancing the home's functionality. The fully finished lower level offers even more living space with a vast, open family room, an extra bedroom/office, a full bathroom, and a custom-built bar complete with two bar fridges—a perfect setup for entertaining guests. Situated in a desirable golf community, this property is close to two schools and offers easy access to major shops and services at South Trail Crossing. Conveniently located near Deerfoot Trail, Anderson Road, and Stoney Trail, this home combines peaceful suburban living with excellent connectivity to the rest of the city. Book your showing today before it's gone.

Inclusions:
Property Listed By:

none
CIR Realty

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









