



THE
A-TEAM

**RE/MAX
FIRST**

3617 DOUGLAS WOODS Heights, Calgary T2Z 2G4

MLS®#: **A2206988**

Area: **Douglasdale/Glen**

Listing Date: **04/01/25**

List Price: **\$614,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**
Lot Information
Lot Sz Ar: **4,596 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,286**
Low Sqft:
Ttl Sqft: **1,286**

DOM

7
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Street Lighting**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Kitchen Island,No Smoking Home,Skylight(s),Soaking Tub,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	13`3" x 14`9"	Kitchen	Main	13`8" x 11`5"
Dining Room	Main	13`1" x 8`9"	Breakfast Nook	Main	10`8" x 5`2"
Bedroom - Primary	Main	16`4" x 12`0"	Bedroom	Main	10`9" x 11`2"
4pc Ensuite bath	Main	13`9" x 5`6"	4pc Bathroom	Main	4`11" x 7`9"
Furnace/Utility Room	Lower	16`11" x 12`8"	Storage	Lower	4`1" x 3`9"
Family Room	Lower	29`6" x 21`10"	Bedroom	Lower	12`3" x 14`7"
3pc Bathroom	Lower	6`10" x 8`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9110562

Remarks

Pub Rmks:

Pride of ownership shines through in this beautifully maintained bungalow offering a functional layout and timeless charm in over 2,400sqft of developed living space, perfect for first-time buyers and smart-sizers seeking the ease of single-level living. Step inside to a bright living room, with a cozy fireplace setting the tone for relaxation. The formal dining room, enhanced by skylights, is ideal for hosting family and friends, while the open-concept design ensures effortless entertaining. The kitchen boasts updated countertops and backsplash, with a sunny south-facing eating nook that opens to a spacious deck and lower patio complete with a gazebo, extending your living space for warm-weather gatherings. The primary bedroom easily accommodates king-sized furniture and boasts vaulted ceilings, plus a four-piece ensuite with a soaker tub. All main floor windows were replaced in 2017. Downstairs, the fully finished basement is a versatile open space, perfect for a home office or gym, alongside a sitting area with a fireplace, a generously sized bedroom, full bathroom, and the laundry/mechanical room offers convenience with ample storage and a workbench. A larger to-code window was installed in the bedroom in 2015 ensuring safe, comfortable lower-level living. The expansive backyard is a true retreat, featuring a garden, flower beds brimming with perennials, a lilac tree peeking over the upper deck, a Virginia creeper adorning the archway adjacent to the gazebo and plenty of grassy area. The double-attached garage adds both convenience and security, and the front drive offers extra parking. Additional updates include a new water heater, a front lawn, and a security system (all in 2024), skylights replaced (2019), roof (2010), garage door (2016). Close to parks, walking paths, an 18 hole golf course and easy access to Deerfoot Trail, this home offers excellent city connectivity while nestled in the beautifully established neighbourhood of Douglasdale. Move-in ready and brimming with potential, this home is an exceptional find!

Inclusions:

Gazebo frame, curtains & accessories, rectangle patio table and 6 chairs under the gazebo, alarm system components (note: monitoring of the alarm will be canceled prior to possession), deep freeze in basement, cabinets and workbench in mechanical room.

Property Listed By:

Sotheby's International Realty Canada

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









