

\$639,900 - 252 Douglas Woods Drive Se, Calgary

MLS® #A2199007

\$639,900

4 Bedroom, 3.00 Bathroom, 1,822 sqft
Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

Excellent & very clean well cared for family home in Douglasdale. High-end solid oak hardwood flooring through the top 2 floors with the exception of the main floor family room. Gourmet kitchen with high end appliances, granite counter-tops, and loads of cabinet space. Three good sized bedrooms up including a spacious primary bedroom suite with a walk-in closet and 5-piece ensuite bathroom including a standalone soaker tub. Large, heated garage with room for 4 smaller cars on the large driveway. The backyard boasts an upgraded (low maintenance) 15x8 raised deck, a large, stamped concrete patio, a convenient 8x8 garage shed, and a sunny southwest exposure. The home receives lots of natural light due to the southwest rear exposure. The basement is finished and includes a 4th bedroom (not legal due to window size), a large, carpeted recreation space is ideal for the kids play area or a Man-cave?

Built in 1991

Essential Information

MLS® #	A2199007
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,822
Acres	0.12
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	252 Douglas Woods Drive Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2E8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Garage Faces Front
# of Garages	2

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing, Heatilator
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape,

	Street Lighting, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Real Estate Calgary
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.