

\$875,000 - 311 Douglas Woods Place Se, Calgary

MLS® #A2210421

\$875,000

3 Bedroom, 3.00 Bathroom, 2,751 sqft

Residential on 0.21 Acres

Douglasdale/Glen, Calgary, Alberta

This beautifully maintained Tudor-style 3-bedroom, 2.5-bathroom home with a walkout basement is ideally situated on a sprawling, professionally landscaped lot backing onto the prestigious Douglasdale Golf Course. Nestled in a quiet cul-de-sac, the property offers a rare combination of privacy, timeless charm, and stunning outdoor space. Inside, the home is flooded with natural light, creating a bright and welcoming ambiance throughout. Thoughtfully designed for both comfort and practicality, it features central air conditioning, dual furnaces, and two fireplaces to ensure year-round climate control. The heart of the home is the expansive kitchen, boasting abundant prep space, generous cabinetry, and a layout perfect for both everyday living and entertaining. Rich hardwood floors enhance the elegance of the main floor, contributing to the home's classic aesthetic. The fully finished walkout basement adds to the functional living space, offering direct access to the lush backyard—a serene escape with mature greenery and ample space for outdoor enjoyment. Expansive decks on the main level provide additional outdoor living areas, ideal for relaxing or hosting while enjoying the tranquil golf course views. A notable highlight of the property is the durable and attractive Enviro-shake roof, adding long-term value and curb appeal. With its bright, spacious interior, picturesque setting, and timeless Tudor-style design, this home is a standout opportunity in one of Calgary's most desirable



communities.

Built in 1985

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2210421 |
| Price | \$875,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,751 |
| Acres | 0.21 |
| Year Built | 1985 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 5 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 311 Douglas Woods Place Se |
| Subdivision | Douglasdale/Glen |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z1K9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Laminate Counters |
| Appliances | Central Air Conditioner, Dishwasher, Double Oven, Electric Cooktop, Refrigerator, Washer/Dryer |

| | |
|-----------------|--------------------------|
| Heating | Fireplace(s), Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Playground, Private Entrance, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting, On Golf Course |
| Roof | Shake |
| Construction | Concrete, Mixed, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 15 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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