

**67 Douglas Woods Hill SE**  
**Calgary, Alberta**

**MLS # A2228093**



**\$859,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,012 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Gazebo, Landscaped, Many Trees, Native Pl		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 67 Douglas Woods Hill SE—an immaculately maintained home that effortlessly blends comfort, style, and functionality in one of Calgary’s most sought-after communities. With 3 bedrooms, 3.5 bathrooms, and a long list of thoughtful upgrades, this home offers space for growing families and peaceful retreats alike. Step inside to discover rich oak hardwood flooring and new baseboards, setting the tone for the care and quality carried throughout the home. The front living and dining area welcomes you with warm natural light from a large bay window, offering a beautiful and inviting place to gather. The kitchen is both warm and functional, featuring crisp white cabinetry, stainless steel appliances, and a travertine backsplash that adds natural texture and timeless charm. Just off the kitchen, you’ll find a bright breakfast nook overlooking the backyard, followed by a cozy second living room with a fireplace—making the main floor ideal for entertaining across multiple spaces or simply enjoying quiet nights at home. Stepping upstairs, off the master bedroom is a 5-piece ensuite which is a luxurious escape, featuring exquisite heated travertine tile floors, a deep soaker tub, dual vanities, and a walk-in tiled shower with stunning natural light. Two well-sized bedrooms and a newly renovated 3 pc main bathroom completes the upstairs space. Enjoy year-round comfort with a new furnace (2021), central A/C (2023), humidifier (2024), and triple-paned windows (2023) throughout the house that maximize efficiency and quiet. A major highlight is the beautifully updated 3-season sunroom, recently insulated and finished with new siding and doors—an ideal space for morning coffees, quiet afternoons, or hosting guests. Step outside and you’ll find a professionally landscaped yard that rivals any show home: synthetic

grass, vibrant lilac trees, lush greenery, and lava rock accents create a picture-perfect, low-maintenance escape. The cedar pergola, crafted with 8" posts and freshly stained in 2023, anchors the backyard, offering both shade and ambiance for summer gatherings. Underground sprinklers in both the front and back keep everything thriving with ease - truly a backyard oasis. The exterior of the house itself has had some major renovation as well, including new doors and a full repainting of the vinyl siding and brickwork in 2023. Remote-controlled Abbey blinds throughout the home add modern convenience, and a new garage door (2021) enhances both curb appeal and peace of mind. The basement is fully developed, offering a cozy rec area, home office space, a full bathroom, and a second kitchen complete with appliances. With its striking curb appeal, thoughtful renovations, and ideal location near green spaces, schools, shopping, and the Eaglequest Golf Course, this home checks all the boxes. Pride of ownership is evident inside and out—this is one you won't want to miss. OPEN HOUSES SAT/SUN Noon-4pm!