

67 Douglas Woods Hill SE
Calgary, Alberta

MLS # A2237852



\$789,900

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

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

Inclusions: n/a

WELCOME to 67 Douglas Woods Hill SE! Step into your dream retreat in one of the area's most desirable neighborhoods! This beautifully maintained and thoughtfully updated home offers luxury, comfort, and curb appeal at every turn. Step inside to gleaming oak hardwood floors which flows seamlessly into a bright dining and living room area—ideal for both entertaining and everyday living. Relax in the spacious main floor family room with a cozy gas fireplace and admire the elegantly remodeled kitchen, complete with updated cabinetry, lighting, and a striking travertine backsplash. The remote-controlled Hunter Douglas blinds and triple-pane windows (2023) add energy efficiency and modern convenience throughout the home. Upstairs, indulge in the sprawling primary suite featuring a spa-inspired 5-piece ensuite, complete with heated travertine floors, dual vanities, a deep soaker tub, and tiled glass shower. The renovated main bathroom is equally luxurious, boasting a slate-tiled shower with 10ml glass surround. Step outside to your private backyard oasis featuring synthetic grass, vibrant & lush greenery, a stunning cedar pergola with 8x8” posts, and a serene three-season sunroom with composite skirting—the perfect setting for your morning coffee or latte or your evening relaxation with your favorite glass of Bordeaux or Chablis. Enjoy year-round comfort with central air conditioning (2023), a new furnace (2021), and a whole-home humidifier (2024). Exterior upgrades abound: vinyl siding freshly painted, new garage door, new doors (2023), and professionally landscaped front and back yards with a 9-zone underground sprinkler system. This turnkey gem combines timeless elegance with modern upgrades—a must-see for discerning buyers! OPEN HOUSE THIS SATURDAY 1-4PM.