

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

**MLS # A2244769**



**\$759,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Douglasdale/Glen       |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,860 sq.ft.           | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 5                      | <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              |               |                   |

|                    |                                                 |
|--------------------|-------------------------------------------------|
| <b>Heating:</b>    | Central, Forced Air, Natural Gas                |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                       |
| <b>Roof:</b>       | Asphalt Shingle                                 |
| <b>Basement:</b>   | Finished, Full                                  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                        |
| <b>Foundation:</b> | Poured Concrete                                 |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

\*\*\*Welcome to 51 Douglas Woods Hill\*\*\*. A breathtaking, fully renovated property in the idyllic, sought-after community of Douglas dale. This property has 5 bedrooms and 3.5 bathrooms, with 1860 sq ft above grade and over 2800 sq ft of total living space. Elegantly styled, with a modern design, this beautiful home boasts open sight lines and an expansive floor plan. The spectacular gourmet kitchen is designed for entertaining with custom cabinetry featuring soft-close drawers and glass doors, Newer stainless-steel appliances including French door fridge with screen and a gas range, all complemented with a timeless subway tile backsplash. The elegant two-tone design of the kitchen is completed with quartz countertops, an oversized waterfall island, and unobstructed main floor views to all areas . The property benefits from two living areas on the main floor, each with eye-catching features. Choose to enjoy the tranquil front living space with large windows, or revel in the sunken rear living room with it's stunning gas fireplace features brick. The main floor continues to wow with its laundry, containing bespoke cabinetry, customized mud area, with access to the oversized double attached garage. The main floor is completed with a large bedroom and half bath. The elegant style continues with a stunning staircase complementing the open designs in the home. This leads you to the second floor where you will find three generous sized bedrooms including the indulgent primary suite which benefits from a large walk-in closet. Master bathroom combines contemporary style with natural earth tones, and includes a custom vanity. The basement contains a large bedroom and full bath, with sauna room and large gaming area. The property has been fully renovated throughout and benefits from new exterior windows (replaced in 2021), new plumbing (2021), heated garage. In

addition the home has gorgeous wide luxury vinyl plank flooring throughout the main level and brand new carpet in (2021) on the upper floor. Fresh paint throughout the house. The backyard is tastefully finished with grass, gazebo and a large deck. Don't miss the opportunity to view a perfect move-in ready home!