

2513 Douglas Woods Link SE Calgary, Alberta

MLS # A2166941



\$629,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,375 sq.ft.	Age:	1985 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: Gas line Weber Genesis BBQ

OPEN HOUSE SATURDAY SEPT. 21 from 1-3pm. Welcome to this beautifully maintained home with over 2068 sqft of developed space, in an ideal location walking distance to Fish Creek Park pathway system the Douglasdale outdoor rink and soccer/baseball field, Douglasview shopping centre and walking-distance or a short drive to top rated schools, ensuring an easy commute for your children. Roof replaced in 2019, furnace & hot water 2017, Kitchen and family room patio doors 2016, and 90% of Poly-B removed. As you enter the home, you are greeted by a spacious entryway with slate tile flooring that leads into a formal living and dining room space with stunning hardwood flooring. The area is designed to offer a welcoming and open atmosphere, perfect for entertaining guests or enjoying family gatherings. Vaulted ceilings and a large bay window allow natural light to flood the space, enhancing its elegance and warmth. The seamless transition between the living and dining areas provides a versatile layout, accommodating various furniture arrangements and decor styles. The open-concept kitchen and family room are designed to create a welcoming and functional space for both cooking and relaxing. In the kitchen, you'll find an abundance of cabinets, providing plenty of storage for all your kitchen essentials. The ample granite counter space ensures you have room for food preparation and stainless steel appliance make it easy to cook meals for family and friends. The family room is a cozy retreat, highlighted by a wood-burning fireplace with a mantel which add both style and practicality, offering a place to display your favorite items. Whether you're cooking a family dinner or enjoying a quiet evening by the fire, this combined space is perfect for making lasting memories. Featuring a well-designed main floor office, this space is ideal for working from

home or managing household tasks. With ample natural light and a thoughtful layout, it offers both functionality and comfort, making it a perfect addition to the main level of the home. Ascend to the upper level where you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite, complete with a stand-up shower and a jetted tub. Step onto the large back deck and enjoy the privacy of a west facing yard with a concrete patio for additional lounging area and a Weber Genesis BBQ with gas line hook up included. The basement is ready for your development with all new framing/insulation, new electrical panel & underground wiring to city.