



## 417 Douglas Woods Place Calgary Alberta

\$879,900

\*\*\*OPEN HOUSE SUNDAY 2-4pm\*\*\*Welcome to your dream sanctuary, an exquisite estate home offering 3,300 sqft of living space, that perfectly blends luxury and comfort in a serene setting. Nestled among mature trees and backing directly onto the lush fairways of Eaglequest Golf Course, this stunning property offers a tranquil lifestyle just minutes from the vibrant conveniences of the city. Step into a grand entryway with soaring 16-foot vaulted ceilings, leading to a beautifully designed interior with 10-foot ceilings throughout. The newly updated flooring (LVP 2024) and pot lights throughout create an inviting ambiance in every room. The heart of the home features an induction cooktop, wall oven and microwave, complemented by a breakfast nook that offers breathtaking views of the golf course—perfect for casual dining. Open-concept Kitchen and living room space all anchored by a gas-starting wood-burning fireplace. A intimate dining room is the ideal space for formal dinner parties. A second front living space on the main floor could also make for a bright and airy home office. This home is equipped with modern conveniences for an extra touch of luxury, including air conditioning, a water softener, central vac, two furnaces, two hot water tanks, poly B plumbing replaced in 2023, new driveway, and triple-pane windows (2020) for enhanced insulation. The upper level boasts three spacious bedrooms, including a primary suite with a luxurious ensuite, complete with dual vanities, huge custom tiled shower, closed powder room, walk-in closet with skylight cascading natural light. The updated main 4-piece bathroom features new tile. An illegal suite in the basement offers additional living space, complete with a kitchenette, dining area, cozy living room, 4th bedroom, and a 3-piece bathroom—ideal for guests, multi-generational living, Air BNB, or to be used as a long term ...

Recreational, Games room 18.00 Ft x 18.00 Ft

Storage 18.00 Ft x 13.00 Ft

Furnace 10.00 Ft x 10.00 Ft

Bedroom 15.50 Ft x 11.50 Ft

3pc Bathroom 10.00 Ft x 5.50 Ft

Kitchen 17.00 Ft x 13.00 Ft

Breakfast 11.00 Ft x 11.00 Ft

Family room 14.50 Ft x 14.00 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft

Primary Bedroom 19.00 Ft x 14.00 Ft

Bedroom 13.50 Ft x 9.50 Ft

Bedroom 12.50 Ft x 10.00 Ft

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Listing Presented By:



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**Mirror**

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Dining room 15.50 Ft x 11.50 Ft

Living room 17.00 Ft x 13.00 Ft

Laundry room 9.50 Ft x 6.50 Ft

4pc Bathroom 9.50 Ft x 5.00 Ft

4pc Bathroom 13.00 Ft x 11.00 Ft