



# 9 Douglas Woods Park Calgary Alberta

\$475,000

Welcome to 9 Douglas Woods Park SE, a charming bungalow-style villa located in the desirable Douglasdale Village - an adult-oriented community perfect for those looking to downsize. This well-maintained home features over 2330 sq ft of living space, 3 bedrooms + 2 bathrooms, and vaulted ceilings that enhance the spacious feel of the living, kitchen, and dining areas. The main floor boasts a large primary bedroom with a generous walk-in closet and a full bathroom equipped with a relaxing jetted tub. A bright den with ample storage greets you upon entry, providing a versatile space for a home office or reading nook. Stay cozy during the winter months with a gas fireplace in the living room. The fully finished basement offers an open family room with a wet bar, two additional guest bedrooms, and a full bathroom--perfect for hosting visitors. Practical features include a newer washer and dryer set conveniently located on the main floor (replaced in last 2 years), central Air-Conditioning installed last year, furnace replaced in 2021, and all poly B piping has been removed. The insulated, single-car garage adds to the homes' functionality. Nestled in a beautifully landscaped community, you'll enjoy the company of friendly neighbors and the convenience of nearby amenities. With professional management, you can travel with peace of mind knowing your home is well cared for. This property is an excellent investment for those seeking a comfortable and customizable living space in a welcoming neighborhood! (id:6769)

- 4pc Bathroom 9.33 Ft x 5.00 Ft
- Bedroom 9.83 Ft x 11.17 Ft
- Bedroom 13.58 Ft x 10.50 Ft
- Recreational, Games room 26.33 Ft x 14.58 Ft
- Furnace 12.67 Ft x 8.25 Ft
- 4pc Bathroom 12.42 Ft x 6.00 Ft

- Breakfast 10.08 Ft x 7.17 Ft
- Dining room 12.42 Ft x 7.42 Ft
- Family room 9.92 Ft x 9.50 Ft
- Kitchen 10.08 Ft x 9.92 Ft
- Living room 14.08 Ft x 13.08 Ft
- Primary Bedroom 12.58 Ft x 16.67 Ft

Listing Presented By:



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### Mirror

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