



11 Douglas Woods Hill Calgary Alberta

\$799,900

WOW! I believe this is the home you have been waiting for! Fabulous Douglasdale Estates home with absolutely nothing to do but move in. The professional renovations and stunning upgrades are evident throughout this home that offers Central A/C, 4 bedrooms up - a rarity these days, plenty of storage and a backyard that will have you enjoying the built-in BBQ, gorgeous no-maintenance deck, lovely landscaping and the U/G sprinkler system to water the abundance of trees. Enter to an inviting foyer open to above with a formal living room and dining room that leads to the kitchen, main floor laundry room, a floorplan with a bright, spacious modern feel that is enhanced by the solid hardwood flooring throughout the main level. The kitchen with its custom cabinetry, pot drawers, roll-out shelves, lighted drawers in the wall pantry, custom cutlery drawer, functional island with more pot drawers, stainless appliances and hood fan and so much more. And a corner pantry for extra kitchen storage, Topped off with a beautiful quartz countertops, gleaming tile back splash, lovely farmhouse-style sink, and a convenient-height built-in microwave, all combine to make this kitchen a dream kitchen. Adjacent to the kitchen is the convenient and spacious breakfast nook with doors to the rear deck, and down a step to the large family room with windows overlooking the back deck, a gas fireplace and room for all your furnishings. You will love the California shutters on all of the windows on the main level. The 4-bedroom upper level has a huge primary bedroom with double-door entrance, 4 pce ensuite, large walk-in closet with built-in shelving, another 3 bedrooms with large closets, and a 4 pce bath. The basement is partially finished - just needs a ceiling and flooring to make this great space your own. This home has been extensively upgraded with recently added new vinyl windows...

4pc Bathroom 6.92 Ft x 7.33 Ft

4pc Bathroom 9.92 Ft x 9.67 Ft

Bedroom 10.42 Ft x 13.17 Ft

Bedroom 11.25 Ft x 9.83 Ft

Bedroom 9.92 Ft x 12.00 Ft

Primary Bedroom 13.58 Ft x 14.58 Ft

Storage 9.25 Ft x 3.67 Ft

Furnace 13.42 Ft x 9.50 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

Breakfast 10.33 Ft x 7.75 Ft

Dining room 12.42 Ft x 8.83 Ft

Kitchen 19.33 Ft x 12.58 Ft

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Listing Presented By:



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TREC The Real Estate Company

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Other 9.33 Ft x 11.58 Ft

Den 9.92 Ft x 9.50 Ft

Recreational, Games room 31.75 Ft x 14.00 Ft

Family room 13.58 Ft x 15.92 Ft

Laundry room 8.25 Ft x 8.08 Ft

Living room 10.42 Ft x 14.08 Ft