



## 21 Douglas Woods Manor Calgary Alberta

\$1,290,000

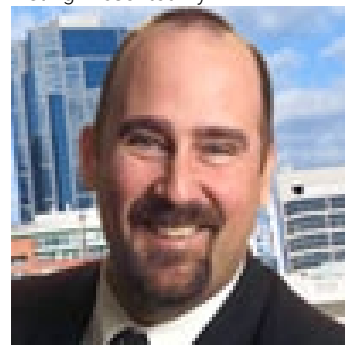
Where Calgary meets the romance of the foothills, this Douglas Woods retreat redefines what it means to "live on the course." Backing directly onto Eaglequest Golf Course, every sunset here feels like a painting--an unbroken canvas of western skies and the full Rocky Mountain range as your backdrop. From the very first step, this home makes an impression. Brick planters frame the double-wide front doors, welcoming you into a grand open foyer where a dramatic living room with 12-foot ceilings unfolds before you. At its center, a commanding open staircase rises like sculpture--an architectural focal point that ties the entire home together. Three expansive living room windows flood the space with natural light, while automatic rolling shutters offer instant shade (and privacy) at the touch of a button. Inside, 2,800 sq.ft. above grade + a fully developed 1,700 sq.ft. walkout basement have been completely reimagined, blending modern refinement with Alberta's rustic soul. The custom kitchen is a showpiece--white quartz counters, sleek new stainless steel appliances, and cabinetry that feels as crafted as it is functional. Refinished hardwood glows underfoot, while plush new carpets (think clouds, but softer) run through the private spaces upstairs. Two brick, wood-burning fireplaces anchor the home, casting a golden warmth that feels unmistakably "Alberta"--whether it's a winter evening curled up with a glass of wine or a spring morning with coffee and the paper. Downstairs, the walkout basement offers another world entirely: almost 1,700 square feet of entertaining space, wrapped in the original stained wood trim and built-ins--a deliberate nod to cabin charm and the Western heritage that defines this province. Swing open the doors and you're hosting friends by the firepit, the golf course rolling out behind you like your own private acreage. Beyond the walls, the property...

4pc Bathroom 8.67 Ft x 10.58 Ft  
Bedroom 12.92 Ft x 14.08 Ft  
Exercise room 14.33 Ft x 12.00 Ft  
Bedroom 13.33 Ft x 22.00 Ft  
Living room 23.92 Ft x 17.08 Ft  
Storage 6.75 Ft x 11.75 Ft

Dining room 14.67 Ft x 12.83 Ft  
Foyer 8.33 Ft x 9.58 Ft  
Other 16.58 Ft x 23.00 Ft  
Laundry room 9.00 Ft x 13.67 Ft  
Living room 22.75 Ft x 16.75 Ft  
3pc Bathroom 6.92 Ft x 10.67 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Storage

5.83 Ft x 10.75 Ft

Furnace

9.33 Ft x 15.83 Ft

2pc Bathroom

6.67 Ft x 5.50 Ft

Breakfast

11.33 Ft x 22.00 Ft

5pc Bathroom

16.08 Ft x 10.67 Ft

Bedroom

10.83 Ft x 10.75 Ft

Bedroom

13.25 Ft x 12.00 Ft