



## 2513 Douglas Woods Link Calgary Alberta

\$629,900

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 thou...

4pc Bathroom 5.00 Ft x 7.83 Ft

4pc Bathroom 7.83 Ft x 10.75 Ft

Primary Bedroom 10.17 Ft x 15.08 Ft

Bedroom 12.83 Ft x 8.92 Ft

Bedroom 11.25 Ft x 9.33 Ft

Other 12.67 Ft x 39.92 Ft

Living room 12.83 Ft x 23.67 Ft

Dining room 13.00 Ft x 8.58 Ft

Kitchen 13.00 Ft x 10.67 Ft

Foyer 5.33 Ft x 11.75 Ft

Family room 18.08 Ft x 21.83 Ft

Office 12.42 Ft x 9.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Other 5.17 Ft x 5.58 Ft

Laundry room 7.83 Ft x 4.92 Ft

2pc Bathroom 9.08 Ft x 4.92 Ft