

# \$875,000 - 311 Douglas Woods Place Se, Calgary

MLS® #A2210421

**\$875,000**

3 Bedroom, 3.00 Bathroom, 2,751 sqft  
Residential on 0.21 Acres

Douglasdale/Glen, Calgary, Alberta

This beautifully maintained Tudor-style 3-bedroom, 2.5-bathroom home with a walkout basement is ideally situated on a sprawling, professionally landscaped lot backing onto the prestigious Douglasdale Golf Course. Nestled in a quiet cul-de-sac, the property offers a rare combination of privacy, timeless charm, and stunning outdoor space. Inside, the home is flooded with natural light, creating a bright and welcoming ambiance throughout. Thoughtfully designed for both comfort and practicality, it features central air conditioning, dual furnaces, and two fireplaces to ensure year-round climate control. The heart of the home is the expansive kitchen, boasting abundant prep space, generous cabinetry, and a layout perfect for both everyday living and entertaining. Rich hardwood floors enhance the elegance of the main floor, contributing to the home's classic aesthetic. The fully finished walkout basement adds to the functional living space, offering direct access to the lush backyard—a serene escape with mature greenery and ample space for outdoor enjoyment. Expansive decks on the main level provide additional outdoor living areas, ideal for relaxing or hosting while enjoying the tranquil golf course views. A notable highlight of the property is the durable and attractive Enviro-shake roof, adding long-term value and curb appeal. With its bright, spacious interior, picturesque setting, and timeless Tudor-style design, this home is a standout opportunity in one of Calgary's most desirable



communities.

Built in 1985

### **Essential Information**

MLS® #	A2210421
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,751
Acres	0.21
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### **Community Information**

Address	311 Douglas Woods Place Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z1K9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Electric Cooktop, Refrigerator, Washer/Dryer

Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting, On Golf Course
Roof	Shake
Construction	Concrete, Mixed, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.