

# \$729,900 - 327 Douglas Woods Drive Se, Calgary

MLS® #A2226810

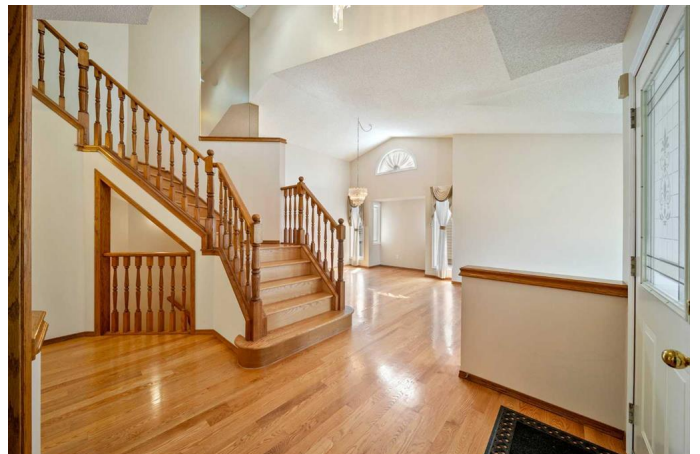
**\$729,900**

4 Bedroom, 4.00 Bathroom, 2,299 sqft

Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to 327 Douglas Woods Dr SE, a beautiful former Showhome nestled in the charming community of Douglasdale. Pride of ownership shows throughout this well maintained home. The entryway is expansive with soaring vaulted ceilings and access to the spacious main floor. The main floor features a well equipped renovated kitchen with convenient breakfast bar and spacious pantry. The kitchen opens to the charming breakfast nook with patio door for indoor/outdoor entertaining and the sunken family room. The main floor also boasts a formal dining and living room. A convenient 2 pce bath and mudroom/laundry room that provides access to the oversized double attached garage complete the main floor. Upstairs you'll discover a spacious master bedroom with beautiful French doors, 5 pce ensuite including jacuzzi tub, water closet and generous walk in closet. The upper floor is further complemented by two additional spacious bedrooms, a well-appointed 4-piece bathroom, and a charming mezzanine that overlooks the elegant front entrance. The basement is fully finished and features a 3 pce bath, fourth bedroom and a large family room that is perfect for movie nights or game days. This property has been immaculately cared for by the same owners for 23 years and boast many convenient upgrades including 2 air conditioners, new windows (2022) and solid hardwood floors on the main and second floor. This property is conveniently located near



schools, parks, shopping, and various recreational amenities, ensuring that all your needs are just moments away. Donâ€™t miss your chance to own this stunning home! Contact your favourite realtor today to schedule a private showing.

Built in 1991

**Essential Information**

MLS® #	A2226810
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,299
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	327 Douglas Woods Drive Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2E9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bookcases, Built-in Features, Granite Counters, High Ceilings, Storage,
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	Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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