12574 Douglas Woods Road

Calgary | Active | MLS® A2353240

$780,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1997**	**2,401.25 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

| MAIN FLOOR BEDROOM AND FULL BATHROOM | BASKETBALL COURT | EPOXY GARAGE FLOOR | CLOSE TO SCHOOLS AND SHOPPING | Welcome to your new home! This is the perfect place to settle in if you have a big, or multi-generational family. With over 2400 sqft of above ground living space, there is plenty of room for everyone. Step through the front doors to a large sitting area and dining nook complete with massive windows and automatic window coverings allowing plenty of natural light. The kitchen has plenty of storage, a large kitchen island, a reverse osmosis water purifier, stainless steel appliances including a brand new (3 month old!) microwave hood fan and a 5 burner gas range stove. This house also comes with a water dispenser hooked up to a water line for quick access to cold water. There is a second large living room on the main floor, with a gas fireplace for cozy winter nights. Completing the main floor is a bedroom which could be used for guests, aging family members, or as a home office and a full 3 piece bathroom. Moving upstairs you will find another small siting area perfect for a reading nook, workout space, or homework room. Live like a king as the primary suite is massive with a walk in closet, 4 piece ensuite, with a steam shower and soaker tub, and large bay windows providing plenty of natural light. There are 3 additional well appointed bedrooms meaning there are a total of FIVE bedrooms above ground. The basement is unfinished with bathroom rough in and enough space for one to two more bedrooms and a third living space. The outside is hearty enough to withstand all of Calgary's seasons with stylish curb appeal and professional landscaping. The stucco siding and the metal roof is built for durability and strong weather and hail resistance. The backyard features a low maintenance yard, complete with underground sprinklers, a deck attacked to the house, and a basketball/sport court that can easily be converted for other sports. There are fixed Govee lights outside for low maintenance festivity. The oversized double garage features new epoxy flooring done in the last year. The central a/c was installed 2 years ago which means you have many more summers of comfort here. This house has all the upgrades and space you have been looking for! Call your favourite realtor to book a private showing as this house wont last long!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353240
Bedrooms	5
Bathrooms	3
Year Built	1997
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,401.25 sq. ft.
Acreage:	No
Lot Area:	5,597 sq. ft.
Lot Frontage:	61'7¾"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1997 (Age: 29)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9712218
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	House
Roof:	Metal

Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Lower Level
Community:	Douglasdale/Glen
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Purifier, Water Softener, Window Coverings
Inclusions:	Govee lights, water dispenser, mirror in front room
Restrictions:	None Known
Main Floor	Bedroom · 10'10" × 10'1" ·
Main Floor	Breakfast Nook · 9'5" × 6' ·
Main Floor	Dining Room · 16'5" × 6'5" ·
Main Floor	Family Room · 15'11" × 14'7" ·
Main Floor	Kitchen · 17'7" × 12'11" ·
Main Floor	Living Room · 14'6" × 12'2" ·
2nd Floor	Bedroom · 11'7" × 9'8" ·
2nd Floor	Bedroom · 10'11" × 10'10" ·
2nd Floor	Bedroom · 11'4" × 10'10" ·

2nd Floor	Bedroom - Primary · 23'3" × 14'6" ·
2nd Floor	Walk-In Closet · 7'6" × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Primary Downstairs, Stone Counters, Walk-In Closet(s), Wired for Sound
Exterior Features:	Basketball Court, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Lawn, Low Maintenance Landscape, No Back Lane, Street Lighting, Treed, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-C1
Listed Date:	Oct 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12574-douglas-woods-road-calgary-a2353240/

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