248 Douglas Woods Hill SE

Calgary | Active | MLS® A2352684

$985,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1997**	**2,133.59 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Welcome to 248 Douglas Woods Hill SE. Backing directly onto the 9TH GREEN OF THE GOLF COURSE, this exceptional TWO-STOREY HOME WITH A FULLY FINISHED WALKOUT BASEMENT offers 4 BEDROOMS, 3.5 BATHROOMS, and an impressive collection of high-end upgrades. Meticulously maintained, this residence seamlessly blends timeless elegance with everyday functionality.

The main level features 3-INCH HARDWOOD FLOORING, a private MAIN-FLOOR OFFICE, and elegant PLANTATION SHUTTERS THROUGHOUT THE HOME. The CHEF-INSPIRED KITCHEN impresses with rich cabinetry, a BUILT-IN OVEN AND MICROWAVE, a DUAL-ZONE WINE FRIDGE, and LEATHER-LOOK GRANITE COUNTERTOPS carried throughout the home. The KITCHEN NOOK provides direct access to the BALCONY WITH AN AWNING, creating the perfect spot to enjoy your morning coffee or relax while taking in the beautiful surroundings. Relax in the adjacent family room, anchored by a FIREPLACE WITH CUSTOM FULL-WALL CABINETRY. Upstairs, the PRIMARY Bedroom features a spa-like 5-PIECE ENSUITE with DOUBLE VANITIES, a JETTED TUB, a GLASS-ENCLOSED SHOWER and a WALKIN CLOSET. The fully finished walkout basement extends your living space and includes a CUSTOM-TILED STEAM ROOM for the ultimate relaxation experience.

Additional features include a WATER SOFTENER, a HEATED GARAGE With EPOXY FLOORING, and a DURABLE EUROSHIELD RUBBER ROOF. Recent updates offer added peace of mind, including FULL POLY-B PLUMBING REPLACEMENT (2025), FURNACE (2022), AIR CONDITIONING (2022), HOT WATER TANK (2024), and DRINKING WATER FILTRATION (2025).

Step into your OUTDOOR OASIS, featuring extensive stonework, a BUILT-IN GAS FIRE PIT, and a POST-MOUNTED GAS LANTERN, all set against PANORAMIC GOLF COURSE VIEWS.

Located in desirable DOUGLASDALE, this home offers convenient access to Remington YMCA, BOW RIVER PATHWAYS, FISH CREEK PROVINCIAL PARK, SHOPPING, and MAJOR ROADWAYS. Families will appreciate being STEPS FROM EXCELLENT SCHOOLS, including MONSIGNOR J.S. SMITH (CATHOLIC K-9) and DOUGLASDALE SCHOOL (CBE K-6).

A RARE EXECUTIVE OFFERING IN AN EXCEPTIONAL LOCATION-TRULY MOVE-IN READY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352684
Bedrooms	4
Bathrooms	4
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:	2,133.59 sq. ft.
Acreage:	No
Lot Area:	5,408 sq. ft.
Lot Frontage:	52'4"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1997 (Age: 29)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9612183
Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Rubber, See Remarks
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air, Other
Fireplaces:	2
Fireplace Details:	Basement, Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southeast
Community:	Douglasdale/Glen
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Wine Refrigerator
Inclusions:	Awning in main floor balcony/deck.
Restrictions:	None Known
Main Floor	Breakfast Nook · 8'10" × 8'7" ·
Main Floor	Dining Room · 14'5" × 9' ·
Main Floor	Family Room · 17'6" × 15'6" ·
Main Floor	Kitchen · 16'5" × 13'7" ·
Main Floor	Living Room · 14' × 12'4" ·
Main Floor	Office · 10'8" × 9' ·
Upper Level	Bedroom · 11' × 10'4" ·

Upper Level	Bedroom · 12'4" × 9'11" ·
Upper Level	Bedroom - Primary · 14'5" × 13'5" ·
Lower Level	Bedroom · 15'6" × 11'8" ·
Lower Level	Game Room · 31'2" × 27'1" ·
Lower Level	Furnace/Utility Room · 17'11" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Steam Room, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, Barbecue, BBQ gas line, Fire Pit, Other, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Other, See Remarks
Lot Features:	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, See Remarks, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-C1
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/248-douglas-woods-hill-se-calgary-a2352684/

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