

# \$789,900 - 107 Douglas Woods Grove Se, Calgary

MLS® #A2228513

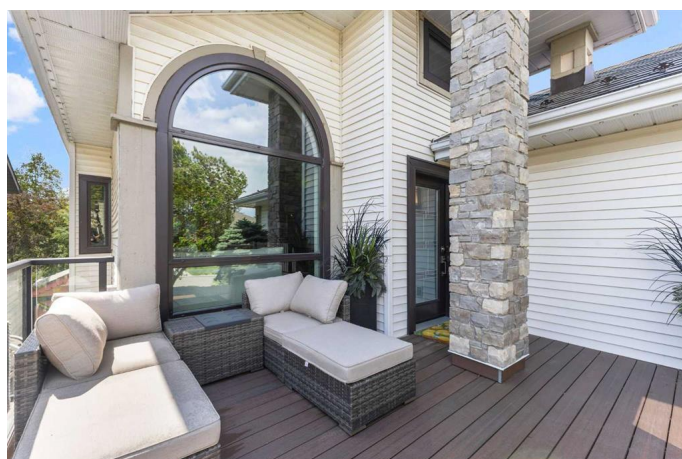
**\$789,900**

4 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this stunning renovated walkout bungalow, nestled on a quiet street in the heart of Douglasdale! Step inside and be immediately captivated by soaring vaulted ceilings, rich hardwood flooring throughout, and an abundance of natural light that floods the open-concept main floor. The seamlessly integrated living, kitchen, and dining areas create an ideal space for both everyday living and entertaining. The kitchen is a showstopper—featuring espresso cabinetry, granite countertops, a built-in oven, a countertop stove, an oversized island, and sliding doors that lead to a spacious deck—perfect for hosting summer gatherings or enjoying peaceful morning coffee. Retreat to the main floor primary suite, complete with direct access to the deck, a walk-in closet with custom California Closets, heated tile floors, and a spa-like ensuite showcasing a fully renovated custom bathroom with a luxurious walk-in shower. The main level also offers a second bedroom (or office), a 4-piece guest bathroom, and a thoughtfully designed laundry room with ample built-in storage. Downstairs, the fully developed walkout basement impresses with a large family room, cozy fireplace, built-in cabinetry, and an expansive wet bar—an entertainer's dream. You'll also find two generously sized bedrooms, a modern full bathroom, and direct access to an enclosed sunroom that opens to the beautifully landscaped west facing backyard, complete with mature trees and a firepit. This home has



seen numerous upgrades, including updated windows and doors (2019), a new furnace and hot water tank (2019), a durable metal roof (2020), a new front deck with low-maintenance composite decking (2022), new duradeck vinyl on back deck (2022), permanent Gemstone exterior lights (2021) and new interior doors on the main floor (2023), along with custom California Closets (2022) throughout, blending timeless design with modern convenience. Located just steps from schools, parks, river pathways, and the golf courseâ€”with easy access to Deerfoot Trail and nearby shopping. Donâ€™t miss your chance to experience it, call for your private showing today!

Built in 1992

**Essential Information**

MLS® #	A2228513
Price	\$789,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,288
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	107 Douglas Woods Grove Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2H6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting
Lot Description	Back Yard, Landscaped, Lawn
Roof	Metal
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.