

11535 Douglas Woods Rise SE
Calgary, Alberta

MLS # A2308188



\$850,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,003 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Basement Refrigerator, Air Fryer, Microwave, Washer/Dryer Combo

Welcome to this updated 5 bedroom home offering 2,600 sqft of living space on a desirable corner lot in the sought-after community of Douglasdale. Incredible natural light, AC, and flexible living spaces, this home offers both style and versatility. Charming front porch and mature weeping birch trees create exceptional curb appeal. Soaring vaulted ceilings, massive front windows and bay windows in the dining area fill the home with warmth and light. The stunning kitchen is truly the heart of the home, featuring expanded high-gloss white and white oak melamine cabinets with a custom MDF hood fan, floating shelves, counter-to-ceiling backsplash, upgraded pantry pull-outs and storage solutions, and a show-stopping quartz island with eat-up bar seating. 9" wide plank white oak luxury vinyl plank flooring flows throughout the main and upper levels, complemented by updated lighting, pot lights, painted flat ceilings. Upstairs offers 3 spacious bedrooms, plus a custom bonus room/kids' nook — the perfect family hangout or study space. The primary retreat features a private balcony overlooking the backyard with golf course views, along with a beautifully updated spa-inspired ensuite complete with double sinks, quartz counters, arched mirrors, makeup vanity, wallpaper feature, herringbone tile ceiling detail, walk-in glass shower, barn door, and humidity-sensor fan. A cozy family room off of kitchen with a custom electric fireplace, floating white oak shelving, and added cabinetry. Laundry room, stylish powder room with wallpaper feature wall, home office or 4th bedroom (no closet). All of the Poly-B removed for peace of mind. The basement with its own living room, wetbar, bathroom, and bedroom is a teenagers haven, great for extended guests, prep kitchen, multi-generational living, and was a previously licensed 5 star Air Bnb. The lower level has

combination of luxury vinyl plank and carpet flooring, and comes equipped with separate laundry, full size fridge, plug-in grill, microwave, air fryer, kitchen tools, pots, pans, dishes for those looking for a turn key investment. With walk-out level access to the backyard patio, this space offers both comfort and independence. Outdoor living is equally impressive with multiple entertaining spaces including upper and lower decks, patio areas, and a southwest backyard. A crushed rock pad has been added, ready for your future hot tub, firepit, or play area. Located close to schools, shopping, restaurants, golf, and pathways along the Bow River. Minutes to Carburn and Fish Creek Provincial Parks, with quick access to Deerfoot and Glenmore Trail, Quarry Park, downtown Calgary, and YYC Airport. Outdoor enthusiasts will love the nearby pathways, river valley scenery, and mountain views that make this community one of Calgary's most loved communities.