

# \$949,900 - 322 Douglas Woods Court Se, Calgary

MLS® #A2256878

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,847 sqft

Residential on 0.16 Acres

Douglasdale/Glen, Calgary, Alberta

Elegant Estate Home Backing Douglasdale Golf Course. Welcome to 322 Douglas Woods Court SE, a remarkable estate home perfectly positioned on a quiet cul-de-sac and backing directly onto the 17th hole of the Douglasdale Golf Course. This spacious residence combines timeless design with modern comfort, offering almost 4,000 sq. ft. of living space designed for family living and entertaining. Step inside and be greeted by grand vaulted ceilings that flood the main floor with natural light. The main level features hardwood flooring throughout, a formal dining room, a welcoming living room, and a cozy family room with a feature fireplace. The chef's kitchen is beautifully appointed with stainless steel appliances, stone countertops, and ample cabinetry making it a perfect gathering spot. Off the kitchen, the full-length deck with glass railings provides sweeping views of the golf course and an ideal space for summer evenings. Upstairs, you'll find three generously sized bedrooms plus a spacious bonus room. The primary retreat is a true sanctuary, complete with his-and-hers walk-in closets and a spa-like en-suite featuring double sinks, a large tiled shower, and a relaxing soaker tub. The walkout basement expands your living options with bright, versatile spaces that open directly to the backyard. This level also features a fourth bedroom, additional storage, and ample space to create a games area, home gym, or theatre space. With its premium location, impressive



layout, and stunning views, this home offers the best of Douglasdale living, just steps from the golf course, close to pathways, schools, and with easy access to Deerfoot Trail. Book your private showing today!

Built in 1987

### Essential Information

MLS® #	A2256878
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,847
Acres	0.16
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	322 Douglas Woods Court Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2z1L2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, No Smoking Home, Pantry, Stone Counters
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Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Cul-De-Sac, Many Trees, On Golf Course, Pie Shaped Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 13th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Paramount Real Estate Corporation
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