

# \$929,900 - 322 Douglas Woods Court Se, Calgary

MLS® #A2269176

**\$929,900**

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® #         | A2269176    |
| Price          | \$929,900   |
| 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 |
|-------------------|------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                      |
|-----------------|----------------------------------------------------------------------------------------------------------------------|
| 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        | Full                                                                                                                 |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-CG               |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Paramount Real Estate Corporation |
|----------------|-----------------------------------|

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.