

\$614,900 - 11554 Douglas Woods Rise Se, Calgary

MLS® #A2252254

\$614,900

5 Bedroom, 4.00 Bathroom, 1,960 sqft
Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

4 BEDROOMS UP | 2 LIVING ROOMS | 4 BATHS | FINISHED BASEMENT | NEW 2024 High Efficiency Furnace | 2023 Fridge & Stove | Great location in the heart of Douglasdale Estates walking distance from Eaglequest Golf Club and Schools + a few minute drive to 130th's Mega Shopping Centre. This thoughtfully laid out home offers 5 total bedrooms including 4 on the second level. Inside, the well-designed floorplan features two separate living rooms on the main floor: A bright front living room ideal for entertaining and a second large family room with a wood-burning fireplace and gas starter for relaxed evenings. The dedicated dining room space offers versatility to keep it formal, use as an office or a main floor play space if the kiddies are still small. The kitchen and breakfast nook overlook the backyard and open directly onto the deckâ€”perfect for summer barbecues and watching the kids play from indoors. Upstairs, youâ€™™ll find four true bedrooms, each generously sized with proper closets and windows, including a spacious primary suite with a walk-in closet and private ensuite featuring a deep soaker tub and separate shower. The second upstairs bathroom is oversized with tonnes of extra counter space for all your families needs. The finished basement adds even more value with a fifth bedroom , large rec room, 2-piece bathroom, laundry room, and ample storageâ€”ideal for guests, teens, a home gym, or playroom. The backyard is quiet and



serene and surrounded by mature trees on neighbouring lots, offering you both the space to enjoy and the seclusion for outdoor living.. This home includes sump pumps for peace of mind during these increasingly rainy summers and the double attached garage is roughed in for a heater for easy/quick instalmentâ€”making winters much more comfortable. With over 1,900 square feet above grade and nearly 900 more in the basement, this home delivers the square footage you need in a layout that makes sense creating a feeling of "this must be bigger than the listed square footage".. Youâ€™™ll love the natural woodwork, crown molding, and the opportunity to add your own finishing touches to build equity and make it truly yours. With room to grow, this home is ideal for families who want to be close to schools, parks, golf, and amenitiesâ€”all in a quiet, established neighborhood. Homes with this layout, location, and long-term potential donâ€™™t come up oftenâ€”book your private showing today.

Built in 1988

Essential Information

MLS® #	A2252254
Price	\$614,900
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,960
Acres	0.11
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11554 Douglas Woods Rise Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2A3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Crown Molding, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	LPT Realty
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