

## 367 Douglas Ridge Circle SE Calgary, Alberta

**MLS # A2228554**



# \$689,900

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows		

**Inclusions:** storage shed, snow blower, TV and mount in basement, water purifier and softener system

Wonderful 2-storey home on a quiet street in desirable Douglasdale. Over 2300 sq ft of developed space plus this home sides to a pathway and backs to a green strip! Beautifully updated and plenty of upgrades in 2024 including all new triple pane windows, new furnace, new hot water tank, new air purifier, and new water softener plus A/C, all new interior & exterior doors, upgraded blinds, new ceiling fans, and knockdown ceiling texture. The kitchen has a fantastic layout with updated cabinetry with lower lights, granite counter, a corner pantry, stainless steel appliances including a gas stove and a fridge with water/ice, new sink & hardware, and a large central island. Generous great room with stone-surround gas fireplace. Separate dining room with a large South-facing window. A private 2-pce bath and laundry room with brand new washer/dryer. Upstairs, a spacious primary bedroom and 4-pce ensuite take up the entire back of the home. The ensuite has a separate tub and glass shower, extended vanity, and a walk-in closet with solid shelving. A large 2nd bedroom upstairs, a 4-pce bathroom with new vanity, plus an incredible bonus room with vaulted ceiling. The fully finished basement was completed with permits and has a rec room, bedroom, and a 3-pce bathroom. Vinyl plank flooring on the main floor with new ceramic tile in the dining room. Fully fenced low-maintenance yard with a newer stone patio and walkway, large deck with a gas line for bbq, storage shed, and irrigation system. Double attached heated garage.