

## 117 Douglas Ridge Circle SE Calgary, Alberta

**MLS # A2253824**



# \$589,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Douglasdale/Glen       |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,574 sq.ft.           | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Irregular Lot          |               |                   |

|                    |                  |
|--------------------|------------------|
| <b>Heating:</b>    | Forced Air       |
| <b>Floors:</b>     | Carpet, Laminate |
| <b>Roof:</b>       | Asphalt Shingle  |
| <b>Basement:</b>   | Finished, Full   |
| <b>Exterior:</b>   | Wood Frame       |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | Ceiling Fan(s)   |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** None

Welcome to community of Doulas Dale , Comes with 4 bedrooms up one Bed in basement, cozy fireplace Comes with a fully finished lower level that has a full bath. master bedroom with a walk-in closet. Double attached Garage, The main floor is open conc the south facing private backyard. fully fenced back yard with large deck. Don't miss the opportunity to make this one your home. call your Favourite Realtor today for Showing!!!