

**328 Douglas Ridge Close SE**  
**Calgary, Alberta**

**MLS # A2283253**



**\$699,990**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Corner Lot, Gazebo, Low Maintenance Landscaping		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	N/A		

This corner-lot former showhome in Douglasdale is perfect for growing families that want space for kids to grow and a renovated home with big updates already handled. Inside, the kitchen has been newly renovated and expanded with built-in cabinets across the entire side wall that serves perfectly as a coffee station/dry food storage. The floors were fully refinished, keeping the high quality feeling of real hardwood while giving it a modern look. All carpet is new (2026) and thicker than most, making it noticeably more comfortable and warmer during colder months. Upstairs there are three bedrooms, one being a primary with its own 3-piece bathroom and walk in closet. Upstairs also includes a full bathroom for the other two bedrooms to share. A fourth bedroom and 3 piece bathroom are located on the lower level, perfect for guests, older kids, or a home office. The basement has a large recreation room that can be used as a play area, media room, or extra living space. Outside, the backyard is set up to be low maintenance with thoughtful features making it easy to enjoy. There are motion-sensor lights across the side entrance fencing that light up automatically at night when someone walks by, which is nice for both safety and convenience. There's also a shed for extra storage. Important safety and quality of life updates have already been taken care of including full replacement of entire Poly-B piping system (2025) for peace of mind, a newer hot water tank (2023), newer windows, custom honeycomb blinds on nearly all windows, and air conditioning. With the major updates already done, this is a home you can move into and enjoy without worrying about big projects.