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248 Douglas Ridge Green SE
Calgary, Alberta

MLS # A2352675

$599,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,884 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Gazebo, Low Maintenance Landscape, No N		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan, Storage		

Inclusions: TV Mounts(primary bedrooms, upper spare bedroom, basement den), All shelving attached to walls, 2 Basement Freezers, 2 White Cabinets In the Kitchen, Red Cabinet in Furnace Room, Electric Fireplace in Basement, Primary Bedroom Headboard, Antique Sewing Machine in Front Entry, Gazebo, Sheds, Garden embellishments/decor & fountain

A RARE DOUBLE-PRIMARY FLOORPLAN IN DOUGLASDALE! Discover space, comfort, and versatility in this beautifully maintained home on a quiet street in desirable Douglasdale. Situated on a mature, landscaped inner corner lot, this home offers a unique layout and inviting spaces for family living and entertaining. The modern kitchen features stainless-steel countertops, a central island with breakfast bar, pantry, and stainless-steel appliances. The adjoining dining area boasts a bay window with built-in seating. Upstairs, discover TWO PRIMARY BEDROOMS ON OPPOSITE SIDES OF THE HOME! The main bedroom features corner windows, a walk-in closet, and a 3-piece ensuite, with two additional bedrooms and a full 4-piece bathroom nearby. The second primary bedroom boasts 9-foot ceilings and its own 3-piece ensuite, making it ideal for a UNIVERSITY OR COLLEGE STUDENT, LIVE-IN NANNY, OR EXTENDED FAMILY MEMBER. Looking for added financial flexibility? This space offers MORTGAGE-HELPER POTENTIAL and could be perfect for a HOME-BASED BUSINESS OR PRIVATE HOME OFFICE. The lower level adds a fifth bedroom or office and a spacious family/games room with room for a gym, play area, or home theatre. Enjoy a fully fenced, private, beautifully landscaped backyard with perennial gardens, an expansive deck with built-in seating, a gazebo, and a cozy firepit. An OVERSIZED, HEATED DOUBLE ATTACHED GARAGE adds year-round comfort and convenience. Close to schools, parks, golf courses, and shopping and extremely easy access in and out of the community. A UNIQUE LAYOUT. ENDLESS POSSIBILITIES. Don't miss out on this incredible home!

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