587-899-3773
justin@realtyaces.ca

128 Douglas Ridge Close SE
Calgary, Alberta

MLS # A2352977

$649,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,877 sq.ft.	**Age:**	1995 (31 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Treed		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Basement fridge, basement, stove, basement dishwasher, basement hood fan, garden shed

Welcome to this well kept two-storey family home in the sought-after community of Douglasdale! Oak hardwood flooring flows through the main level, where a bright living room and formal dining room offer welcoming spaces to gather. The kitchen features a convenient corner pantry and a sunny breakfast nook overlooking the backyard, while the adjoining great room invites you to relax beside the cozy corner gas fireplace. A den with new carpet, a half bathroom and a laundry area completes the main floor. Upstairs, the spacious primary bedroom offers a walk-in closet and a four-piece ensuite with a large soaker tub. Two additional good-sized bedrooms and a three-piece bathroom complete the upper level. The beautifully finished basement features a one-bedroom illegal suite with luxury laminate flooring throughout, offering flexible living options for extended family, guests or older children seeking their own space. The stylish kitchen showcases quartz countertops, white cabinetry, a modern tile backsplash and a large island with seating. A generous pantry provides built-in shelving and a butcher-block counter for small appliances. The spacious family room offers room for both relaxing and an office or dining area, while a good-sized bedroom with a closet and a three-piece bathroom round out this thoughtfully finished level. Enjoy the outdoors in the fully fenced backyard, where a deck and mature trees create an inviting setting for entertaining and family time. The double attached garage features insulated, drywalled walls, 220-volt electrical service and its own electrical panel. Freshly painted throughout much of the home, this property also offers central air conditioning for summer comfort. The Poly-B plumbing has just been removed and replaced with PEX-A, and additional updates include a roof replaced in 2018 and a hot water tank replaced in 2025.With

elementary and junior high schools, Fish Creek Park, shopping and restaurants nearby, plus easy access to Deerfoot Trail, this welcoming home brings together comfort, flexibility and convenience for the whole family!

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