



**GRASSROOTS**  
REALTY GROUP

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**117 Douglas Ridge Circle SE  
Calgary, Alberta**

**MLS # A2219749**



**\$629,900**

<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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Welcome to community of Douglas 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...