



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2222125

\$712,000



Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Few Trees, Interior Lot, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Superb value for a newly painted 2-story home in Douglasdale boasting four bedrooms, 3.5 bathrooms, and over 2,695 SQFT of usable space. This home includes oak hardwood floors and a renovated white kitchen complete with glass cabinets, pot drawers, pull-down tap, deep sink and an oversized kitchen island (with a ton of storage and extra island plugs) - all with Black Mamba granite! The high-end Miele stainless steel appliances include a hood fan, an induction built-in cooktop, a built-in oven and steamer/microwave, fridge/freezer combinations, and a Whirlpool dishwasher. Enjoy a spacious, open-concept family room with a gas fireplace (stone/granite), a flex room (den, office, or formal dining area), and a main-level laundry room with ample storage and cabinets, featuring a Miele washer/dryer with pedestals. There are upgraded lighting fixtures, dimmers, a Nest thermostat, extra-large baseboards, and finishing work, including rounded corners and a fully tiled half bath. The upper level features a generous bonus room (18' x 16') with vaulted ceilings, two skylights, and a built-in entertainment unit. Upstairs are three large bedrooms with built-in closet organizers and two full baths (deep soaker tub), including a master suite with a 4-piece ensuite and his and her walk-in closets. The fully finished basement with 9-foot ceilings provides an additional bedroom, a 3-piece bath, an open recreation area, and ample storage. Walk through the phantom door to the south-facing, treed backyard, featuring a hose bib and a large, maintenance-free composite deck, perfect for outdoor entertaining. The shingles were replaced in 2021, and you have a large 18' x 24' garage with a mandoor and keypad convenience. You have everything you need within minutes, as you are conveniently located near 130th Avenue with schools, shopping, and parks! Come check it out!

Copyright (c) 2025 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.