



GRASSROOTS
REALTY GROUP

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**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, and fridge/freezer combinations, as well as 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 corner beads and a fully tiled half bath. The upper level features a generous bonus room (18' x 16') with vaulted ceilings and two skylights, as well as a built-in entertainment unit. Upstairs are 3 large bedrooms with built-in closet organizers and 2 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!