

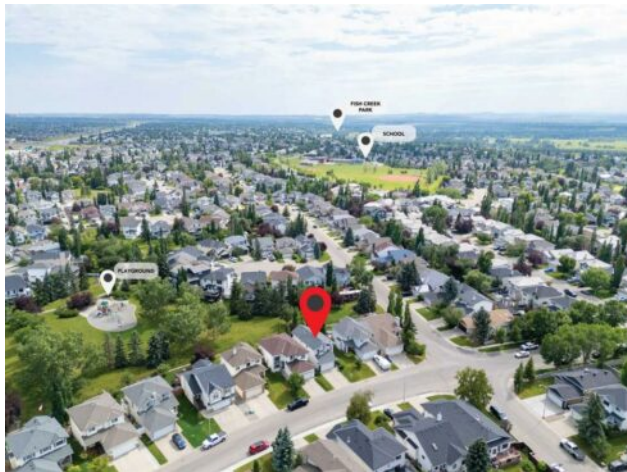


GRASSROOTS
REALTY GROUP

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13 Douglas Ridge Close SE
Calgary, Alberta

MLS # A2238318



\$749,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,765 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn, No Ne		

Heating:	Fireplace Insert, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: hot tub

Welcome to this beautifully maintained 3+2 bedroom, 3.5 baths, 2-storey family home, ideally located in the heart of Douglasdale—backing onto lush green space and picturesque walking paths. Offering over 2,735 sq. ft. of comfortable, well-designed living space, this home combines functionality, warmth, and natural beauty in one perfect package. Step inside to soaring vaulted ceilings and durable laminate flooring throughout the main level. The open-concept kitchen, dining, and family room layout is ideal for everyday living and entertaining. The kitchen features granite countertops, stainless steel appliances, maple cabinetry, and a cozy breakfast nook with direct access to the south-facing backyard and large deck with Hot tub—perfect for sunny morning coffee or evening dips. Upstairs, you'll find a spacious primary bedroom retreat with a 4-piece ensuite, including a deep soaker tub for relaxing after a long day. Two additional generously sized bedrooms and a full 4-piece bath complete the upper level, with an open landing that offers a beautiful view down to the main floor. The fully finished basement adds even more space, with two additional bedrooms, a 3-piece bathroom, and a large theatre or recreation room—perfect for movie nights, game days, or a play area for kids. The private, sun-filled south-facing backyard is a true highlight, featuring a large deck, stone patio, mature trees, and direct access to green space and a walking path. Located close to schools, public transportation, shopping, and all the amenities your family needs, this home offers the perfect blend of comfort, space, and location. Don't miss your chance to own this Douglasdale gem!