



GRASSROOTS
REALTY GROUP

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**340 Douglas Ridge Green SE
Calgary, Alberta**

MLS # A2241056



\$688,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Private, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	None		

Pride of Ownership Is Evident Throughout This Beautifully Maintained Family Home. Situated on a QUIET STREET in the Desirable Community of Douglasdale. As you Enter the Home you will Find BEAUTIFUL HARDWOOD FLOORS Providing Warmth and Character. Wonderful Floor Plan with DRAMATIC 2 Storey GREAT ROOM with SOARING CEILINGS and STUNNING WINDOW and FIREPLACE DETAIL. Separate FORMAL DINING ROOM / FLEX ROOM is Located at the Front of the Home. Large OPEN KITCHEN with Pantry and Good Size Island. Spacious Eating Area with Garden Doors to the Backyard. Main floor Laundry and 2 Pce. Powder Room Complete the Main Floor. FABULOUS LOFT/Den with OPEN RAILING Overlooks the Great Room, Perfect for a Quiet Reading Area or Office/Computer Room. LARGE PRIMARY SUITE Has 4 Pce. Bath with JETTED TUB and SEPARATE SHOWER, Plus Walk-In Closet. 2 Additional Large Bedrooms and a 4 Pce. Bathroom Complete This Level. The Basement is Fully Finished with Cozy Family Room, 4th Bedroom (non-Legal Egress), Office /Computer Room, 4 Pce. Bathroom and Good Size Storage Room. With MANY UPGRADES Over the Years, Including High Efficiency Furnace, Central Air, Carpeting , Roof and Deck, This Home is in MOVE-IN CONDITION. The Backyard Provides Your Own PRIVATE OASIS, Surrounded by Beautiful MATURE TREES and Has a Sunny South Exposure. The Newer Deck Has a CORNER PERGOLA and PRIVACY SCREEN. Step Down to a PAVER PATIO with NATURAL GAS BarBQ HOOK UP. IDEALLY LOCATED Near Schools, Parks, Playgrounds and Public Transportation. Just Minutes to SOUTH TRAIL CROSSING For All your Shopping and Dining Needs. Quick Access to Major Routes Including Deerfoot and Stoney Trail.

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