



**GRASSROOTS**  
REALTY GROUP

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

**3720 Douglas Ridge Way SE  
Calgary, Alberta**

**MLS # A2260862**



**\$675,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Dishwasher, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings-All

Welcome to your dream home in the highly sought-after community of Douglasdale! This stunning property backs directly onto a beautiful green space, offering peaceful views and easy access to walking paths and parks, perfect for outdoor enthusiasts and families alike. With convenient proximity to amenities, including shopping, schools, and recreational facilities, you'll enjoy the perfect blend of tranquility and accessibility. This spacious home boasts an impressive total living space of 2,371.40 sqft, carefully designed to accommodate modern living. Featuring 4 generous bedrooms and 3.5 bathrooms, there's ample room for your family to grow and thrive. The main floor welcomes you with an inviting foyer that leads to a bright and airy open-concept living area, adorned with large windows that fill the space with natural light. The heart of the home is the stunning kitchen, equipped with modern appliances, plenty of cabinetry, and a convenient island that doubles as a breakfast bar. The adjoining dining area is perfect for family gatherings or entertaining friends, while the cozy living room provides a perfect spot to relax, complete with a fireplace for those chilly evenings. One of the standout features of this property is the beautiful open-to-below design, which adds a sense of grandeur and spaciousness. This architectural element creates a stunning focal point in the home and enhances the flow of natural light throughout the living space. The upper level hosts the luxurious master suite, complete with a walk-in closet and a private ensuite bathroom, offering a serene retreat after a long day. Three additional well-sized bedrooms and a full bathroom provide plenty of space for family and guests. Step outside to your backyard oasis, where you can enjoy the picturesque views of the green space and park. This outdoor space is perfect for summer

barbecues, playtime, or simply unwinding while enjoying the beauty of nature. Don't miss the opportunity to make this exceptional property your new home! With its prime location, spacious layout, and beautiful surroundings, 3720 Douglas Ridge Way SE is truly a gem in Calgary's real estate market.