



GRASSROOTS
REALTY GROUP

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435 Douglas Ridge Mews SE
Calgary, Alberta

MLS # A2262784



\$769,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,652 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Landscaped, Pie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: Refrigerator, Dishwasher

Stunning Home with legal basement suite backing onto a green space and park on a cul-de-sac in Douglas dale. Walk into this nearly 1700 square-foot home with beautiful high ceilings and open concept on the main floor. The kitchen, dining and living area are all nicely combined perfect for entertaining and opens up onto a massive deck that overlooks a beautiful kids park and playground. Upstairs, you will find three bedrooms, including the master and four piece en suite. down in the basement with its own private entrance from the backyard is a legal suite that has just been completely renovated and not yet lived in. It hosts a big bedroom, four piece bathroom, full permitted Kitchen. Also a living room with a massive covered beautiful patio out the back to enjoy, again looking into the park. This home is only minutes away from the entrance onto Deerfoot and a plethora of shopping and essential stores on 130th Ave.