



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

**MLS # A2273273**



**\$659,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,002 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Bar, Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Impeccably maintained both inside & out with the finest attention to detail, this ideal family home is spectacular! Located on a large WEST BACK YARD with CENTRAL AIR CONDITIONING, FULLY FINISHED BASEMENT & DOUBLE ATTACHED GARAGE, in the sought after community of Douglasdale. Located on a quiet crescent, this home offers 3,000sqft of exquisite living space & all the upgrades & luxury you can imagine. You are welcomed into the home by a covered front veranda. The main level offers luxury vinyl plank flooring & updated lighting fixtures throughout, with an open floor plan. The organized laundry room/mudroom is perfect to accommodate a busy family. The kitchen boasts upgraded stainless steel appliances, white and bright cabinetry, breakfast nook & centre island breakfast bar. The glass door of the kitchen perfectly connects indoor/outdoor entertaining spaces regardless of rain or shine. The upper floor has new carpets throughout. You'll find a master retreat like no other, featuring an intimate bedroom, bright windows, 5 piece ensuite & walk-in closet, that will be the envy of all your friends. Two additional upstairs bedrooms have their own 4-piece bathroom. The lower level also has new carpet & consists of an open Rec Room, wet bar, 4th bedroom, home office & a full 3-piece bathroom. The double garage is perfect for cold winter mornings. Also included is a professionally landscaped backyard with high end AstroTurf for a maintenance free summer. This home is across the street from a green space, walking paths, and just a short walk to Douglasdale School. Recent upgrades include HIGH EFFICIENT FURNACE (2025), HOT WATER TANK (2020), FRIDGE DISHWASHER, STOVE (2021-2023) LUXURY VINYL PLANK FLOORING AND CARPET (2023) LIGHTING FIXTURES (2023)