3708 Douglas Ridge Way SE
Calgary, Alberta

MLS # A2277381

$579,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,440 sq.ft.	**Age:**	1996 (30 yrs old)
Beds:	2	**Baths:**	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub

Inclusions: None

Located on a quiet street, this home backs directly onto a beautiful green space and playground. The seller has recently invested in quality updates, including a new two-tier deck, hardwood flooring, and a new refrigerator with gas stove. The main level features an open layout with soaring vaulted ceilings and 12-foot windows that fill the living and dining areas with natural light. The kitchen is finished with rich cherry-stained oak cabinets and a central island. The third level family room provides a large, comfortable living space. It offers a walk-out to the spacious two-tier deck, which is also accessible from the kitchen. The entire top floor is dedicated to the private master suite. This expansive space includes double walk-through closets and a large ensuite bathroom with a jetted tub, separate shower, and a skylight. The ground level provides a private bedroom and a full bathroom, making it ideal for guests or roommates. On the fourth level, you will find a laundry area with a washer and dryer, plenty of storage space, and a flexible room perfect for an office or hobby room. New roofing in 2023 and water heater in 2024. The location provides easy access to Deerfoot Trail and shopping at 130 Ave SE. Douglasdale School is a short walk away, and there is a playground right behind the backyard.