



**292 Douglas Ridge Close SE  
Calgary, Alberta**

**MLS # A2291748**



**\$604,999**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, No Smoking Home

**Inclusions:** N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom family home located on a quiet street in the desirable community of Douglasdale/Glen. With a functional layout, finished basement and private backyard, this home offers plenty of space for growing families. The main floor features a bright, inviting layout with large windows that fill the space with natural light. The living area flows seamlessly into the dining space and kitchen, creating an ideal setting for everyday living and entertaining. A convenient 2-piece bathroom and main floor laundry complete this level. Upstairs you'll find 3 comfortable bedrooms, including a spacious primary with a walk-in closet and private full ensuite, along with a second full bathroom for family or guests. The fully finished basement provides additional living space with a generous recreation area, a den and plenty of storage space. Step outside to a private backyard with a large deck, perfect for summer barbecues, relaxing evenings or letting kids and pets play. Located close to schools, parks, walking paths, golf courses, shopping and major roadways, this home offers the perfect balance of convenience and community living in one of southeast Calgary's most established neighbourhoods.