



**329 Douglas Ridge Circle SE
Calgary, Alberta**

MLS # A2292486



\$650,000

| | | | |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,720 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn | | |

| | | | |
|--------------------|-----------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage | | |

Inclusions: Storage shed, Digital Thermostat, TV Wall mount, Wall mounted shelves in furnace room, wall mounted Garage shelving, Garage Heater, Pool table and accessories

Welcome to this beautifully maintained two-storey home backing onto lovely green belt in the sought-after community of Douglasdale. Offering 1,720 sq ft of bright living space plus a developed basement, this home provides the perfect blend of comfort, functionality, and space for everyday living and entertaining. Step inside to the welcoming main floor featuring updated vinyl plank flooring and a well-designed layout. The kitchen is both practical and inviting, complete with upgraded stainless steel appliances, a central island, quartz counter tops, a spacious corner pantry for added storage, and plenty of cabinetry. A separate dining area sits just off the kitchen and overlooks the backyard, creating the perfect space for family meals or hosting guests. The main floor also offers the convenience of laundry and a 2 pce powder room. Upstairs, the home truly shines with a spacious and sun-filled bonus room featuring large windows and a cozy corner fireplace, creating a warm and inviting space to relax or gather with family. This level also includes three generous sized bedrooms, including a comfortable primary suite with a 4-piece ensuite bathroom, as well as an additional full bathroom for family or guests. The developed basement adds even more living space with a large recreation and games room, perfect for entertaining, hobbies, or movie nights. There is also a small separate den area which could be great for a gym, home office or additional storage. One of the standout features of this property is the beautiful backyard backing onto a green belt offering added privacy and a peaceful outdoor setting. The spacious deck is the ideal place to enjoy summer evenings, BBQ with friends, or simply relax and take in the surroundings. Additional highlights include a heated garage, No poly B, furnace replaced in 2016, Roof in 2014 and air conditioning for those upcoming

hot summer days. Ideally located on a quiet street, you will enjoy access to scenic walking and biking pathways, and nearby green spaces along the Bow River. The community is also home to the Douglasdale Golf Course and offers convenient access to Deerfoot Trail and Stoney Trail for easy commuting. With excellent nearby amenities, schools, shopping, and dining options in Quarry Park, Seton, and along 130th Avenue, Douglasdale offers the perfect balance of peaceful residential living and everyday convenience. Don't miss your chance to see this one today.