



**3611 Douglas Ridge Boulevard SE
Calgary, Alberta**

MLS # A2295443



\$675,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,630 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Awning		

**** OPEN HOUSE - Sunday, March 29, 12 - 2 PM **.** On the market for the first time in the highly sought after family-oriented community of Douglasdale. Situated on a quiet street walking distance to the elementary school, parks, and paths. This immaculate updated home offers 3 bedrooms, 2.5 baths, and a bonus room. The renovated kitchen is a focal point with custom shaker style cabinets, gorgeous stone counters, a timeless subway tile backsplash, stainless steel appliances, a corner granite sil sink looking onto your yard and a pantry for additional storage. Perfect for entertaining this seamlessly connects to the bright dining room with large patio sliders providing direct access to your sunny SOUTH backyard. This is the perfect outdoor sanctuary, with a spacious yard, mature trees, low maintenance composite deck including privacy screen, and an awning creating additional comfort and shade on those Summer days. Adjacent to the dining room is a spacious living room with rich hardwood floors showcasing a fireplace with mantle creating a warm and inviting atmosphere. The powder room is tucked away by the front foyer for privacy and convenience. As you head upstairs you will immediately notice the plush new carpet. This opens to the central bonus room. The perfect space to unwind with family watching movies or as a hobby room or home office. An archway adding elegance & character leads to the two well sized secondary bedrooms, and 4pc main bath with new cabinets and counters. The expansive primary offers a separate walk in closet and luxurious spa inspired ensuite complete with a large soaker tub, and separate shower. This level is complete with a convenient level laundry room. This well maintained, freshly painted home, has new designer lights, Hunter Douglas blinds, an attached garage, and the comforts of air conditioning. Douglas Glen is

a well-established community with easy access to shopping, restaurants, the Douglas Dale Golf Course, parks, tennis courts, and scenic walking and biking paths connecting to the Bow River pathway system and Fish Creek Park. With quick access to Deerfoot Trail, commuting throughout the city is effortless. Pride of ownership is evident throughout—schedule your showing today.