



**3755 Douglas Ridge Link SE
Calgary, Alberta**

MLS # A2139898



\$728,888

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,730 sq.ft.	Age:	1997 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

LOCATION, LOCATION, LOCATION! Incredible one and a Half storey Home nestled on a quiet mature street in the sought-after area of Douglasdale, a massive North facing lot. this location is one of the best in the community. With 6 beds/3.5 baths, oversized Double garage, and Almost 3000 SQFT of developed space, this beautiful Newly Renovated home is move in ready and checks all the boxes on the inside! Main floor features spacious kitchen with Quartz countertops, Center island, stainless steel appliances including Electric Stove, loads of impressive Customized Cabinetry and lovely bright nook space. Kitchen opens up to great room area with a gas fireplace And a Vaulted Ceiling, perfect for entertaining guests.main floor den Offers a Good Office/Hobby Place, ,with half bath and laundry room.A Masters Bedroom with 5 ensuite Bathroom with JETTED Tub and a Huge walk in Closet complete this level. Stunning Wood tone Vinyl Planks used in staircase leading you the upper floor where you will find a decent Room with own living area and luxurious 4 piece Bathroom. The lower level is fully finished with massive great room space and another Fireplace!this Level also Offers 4 more bedrooms and an extra Recreation room fits for Yoga Room/Home Gym. This home was made for entertaining with incredible outdoor space including fabulous Front Porch area , and an Open Deck at the back. Outstanding Mature landscaping, Newer Windows and a \$100,000 worth of Renovations Including NEW Roof Gives more value to this Home. Close to shopping, schools, walking paths and easy access to Deerfoot! Amazing family home!