



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

MLS # A2141629



\$652,900

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|------------------|---|---------------|-------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,835 sq.ft. | Age: | 1996 (28 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Door Opener | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Private, Rec | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | SR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Kitchen Island, No Smoking Home, Pantry | | |

Inclusions: All Blinds and Window Coverings

Open House - Sunday, July 21 - 1:00 - 4:00. Looking for a lovely home with quick possession - August 15, 2024!! Recently price improved plus you can move in before school starts and still have some time to get settled!! Fantastic home in Douglasdale located on a beautiful mature street steps away from walking paths that lead to parks. A large front porch is tucked behind mature trees and has plenty of room to enjoy a quiet evening. This home has been well kept and has an abundance of space for your family to enjoy. A formal dining area off the entryway opens to the large south facing family room on the main floor. A lovely brand new island has recently been added to the kitchen. The kitchen has plenty of cabinet space and a corner pantry. Your breakfast nook looks out over a south facing back yard. The yard has plenty of mature trees and a large tiered deck to enjoy warm summer days and a firepit for relaxing evenings. Finishing off the main floor is a half bath/laundry combination. Upstairs you will find an enormous family room with a beautiful fireplace for family movie nights. It is separated from the bedrooms so you can enjoy family time without disturbing others in the home. The second floor has a large primary suite with a perfect sized walk-in closet and a four piece ensuite. The secondary bedrooms are a great size and the shared secondary bathroom that has been updated. On the lower level you will find another full bathroom, hidden storage space (check behind the mirror) a recreation space and a room currently being used as a bedroom. The double attached garage has plenty of storage and room for vehicles. This home has been well cared for and in a fantastic location. Beautiful quiet street, close to Deerfoot (but not too close - no noise), close to shopping and within walking distance to schools. Book a showing with your favorite realtor today.