



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

MLS # A2143886



\$650,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	945 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Gazebo, Front Yard, Lawn, Landscaped, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Skylight(s)		

Inclusions: Gazebo on Deck, 2 TV's, Central Vac (AS IS)

Updated fully finished bi-level offering three bedrooms with two and a half bathrooms and a double attached garage. The updated modern white kitchen with stainless steel appliance and quartz counters combined with luxury vinyl plank flooring give this home a great updated/modern feeling. The kitchen, eating area, and living room create an open concept that provides a fantastic living space. Three bedrooms with a half bathroom in the master suite and an additional full bathroom on the main floor provide great functionality. The lower level is finished with an additional full bathroom and an exceptionally large, open family room. This property is fully landscaped with the front flower beds filled with beautiful perennials, completely fenced, and offers a large deck and gazebo. Quiet location, just a couple blocks away from community school, and easy access to all the shops and services at South Trail Crossing.