



**411 Douglas Ridge Mews SE
Calgary, Alberta**

MLS # A2151172



\$670,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,384 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	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, Kitchen Island, No Smoking Home, Vinyl Windows, Wired for Sound		

Inclusions: 2 Storage Sheds, Murphy bed in lower bedroom, garage workbench and some smart home features to be verified.

Very well kept home in Douglasdale located on a beautiful mature CUL DE SAC, backing onto GREEN SPACE and steps away from WALKING PATHS that lead to PARKS, GOLF, SHOPPING AND SCHOOLS. Clean, bright and ready to move in! This home has multiple updates throughout such as a lovely updated kitchen with NEW CABINETS, TILE and white APRON SINK. The new cabinetry provide a lot of storage and pantry space. New WINDOWS throughout (except one), the south windows are Double Pane with UV Filter. HOTWATER TANK 2013, FURNACE 2022, ROOF 2009 and AIR CONDITIONING! Many smart home components in this home, please review inclusions with your realtor. The main level is open, great for entertaining, the living room features a stone faced gas fireplace leading into a large dining area and a door to lead out to your upper deck. The Mature trees provide privacy for those late night suppers!! The second floor has a large primary suite with a perfect sized walk-thru closet and an UPDATED four piece ensuite featuring a New TUB, VANITY, TILE and FLOORING, a must come see! The second level is complete with secondary bedroom and four piece main bath. The lower level you will find a three piece bath, large bedroom, storage room, laundry and a large recreation space to be used for office, theatre and or exercise room. Choice is yours, its so versatile. This Basement was originally planned to be a walk up to grade level. Could offer you lower level access with adding and exterior door! This provides full basement windows, walls and high ceilings. The double attached garage has plenty of storage and room for vehicles and the paved drive is extra wide to accommodate extra parking. This home has been well cared for and in a fantastic location. The back yard is quiet on with a few short steps you find yourself walking to a park or

strolling the pathways. Beautiful quiet family street, close to main thoroughfares for those commuters and within 1 km walk to both catholic and public schools. Book a showing with your favorite realtor today.