



GRASSROOTS
REALTY GROUP

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**252 Douglas Ridge Green SE
Calgary, Alberta**

MLS # A2212467



\$649,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,018 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, No Neighbours Behind, S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Cupboard in dining area, pergola without cover, storage shed and TV wall mounts.

This outstanding home offers a spacious, open, and functional layout designed to suit your lifestyle. With three bedrooms upstairs, a main floor office ideal for working from home, 2.5 bathrooms, and a generous bonus room with a cozy fireplace, there's plenty of space for everyone. The grand front entry welcomes you into a bright and inviting main level, featuring a beautifully updated living and dining area with new tile flooring and trendy light fixtures. The kitchen is bathed in morning sun, while the bonus room enjoys evening light—perfect for relaxing after a long day. Upstairs, the spacious primary bedroom includes a walk-in closet, and the updated main bath adds a modern touch. This property sits on a fully fenced, pie-shaped lot with a huge backyard—ideal for children, pets, and summer fun. Mature trees add privacy and charm, while the brand-new rear deck invites you to enjoy outdoor living. The front steps have been replaced, and the driveway has been upgraded with 100% recycled rubber paving, offering a durable, slip-resistant surface that won't crack. All windows except the basement have been replaced with energy-efficient triple-pane glass, and the home features air conditioning for year-round comfort. Additional recent upgrades include a newer dishwasher, new stove and Fridge, new vinyl tile flooring, some newer curtains, and stylish powder room. The main bath features a new vanity, toilet, flooring, and light fixture. The furnace and hot water tank are newer (Dec 2023), with regular maintenance ensuring peace of mind. The large basement with high ceilings offers endless potential for future development. Located in a fantastic family-friendly community, this home is just a short walk to Douglasdale School, scenic ridge pathways, and numerous playgrounds—one of the best ones which is right

on the block. This move-in-ready home combines thoughtful updates, incredible outdoor space, and a welcoming neighborhood perfect for your growing family.