

337 Douglas Ridge Circle SE
Calgary, Alberta

MLS # A2226618



\$749,900

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|------------------|---|---------------|-------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,852 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Few Trees, Flag Lot, Level, Rectangular Lot, See Remarks | | |

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|--------------------|---|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s) | | |
| Inclusions: | Upright freezer in furnace room, Windows blinds | | |

Welcome to this meticulously maintained and thoughtfully upgraded home in the sought-after community of Douglasdale. Ideally located close to shopping on 130th Avenue, public and Catholic schools, and offering excellent access to Deerfoot Trail, direct express bus to downtown (35–40 mins). This property presents exceptional value for families and commuters alike. Step inside to an open-concept main floor featuring hardwood flooring, a renovated kitchen (2023) with solid wood cabinetry, quartz countertops, and a sit-up breakfast bar. The bright dining nook opens to a poured concrete patio and a beautifully landscaped, fully fenced backyard that backs onto a tranquil greenbelt—perfect for enjoying outdoor living. Upstairs, you'll find three spacious bedrooms, including a large primary suite with a walk-in closet and a luxurious ensuite boasting a soaker tub and separate shower. A vaulted bonus room with a gas fireplace adds a cozy yet spacious retreat. The fully developed basement (2007) adds even more living space with a large recreation room, additional bedroom, and full bathroom—ideal for guests, teens, or a home office setup. Additional features include: renovated bathrooms (2022), air conditioning (2008), roof (2014), upgraded front and rear entry doors (2020), garage opener (2024), newer dishwasher (2022) and microwave/hood fan (2019), Smart thermostat, Upright freezer included. This home offers a blend of classic warmth and modern upgrades in a family-friendly neighborhood. Compare the value, condition, and location—this one stands out!