

\$649,000 - 17 Douglas Ridge Circle Se, Calgary

MLS® #A2082772

\$649,000

4 Bedroom, 4.00 Bathroom, 2,078 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this stunning 2-STOREY, move in condition home (new carpet and paint) located in the desirable community of Douglasdale. Gorgeous 4BR/3.5BA with DOUBLE ATTACHED GARAGE, DOUBLE DECK and AIR CONDITION, has a lot to offer to new owners. Approaching the property youâ€™ll be welcomed with cedar front porch with built-in bench perfect to enjoy your coffee with privacy from the mature trees - no front neighbour right out your door! Entering the house, to the right side, you will see a living room and formal dining room with elegant HARD WOOD floor refinished in 2022. To the left, there is a powder room and a convenient main floor laundry area with access to the double attached, RADIANT HEAT (2022) garage with stainless work bench, loads of cupboards and metallic shelving. Walk through the hallway into a kitchen with eat up island and newer cupboard doors (2016), breakfast nook and family room with a gas corner FIREPLACE. The second level highlights an oversized master bedroom with an extra large en-suite and walk-in closet, 2 additional huge bedrooms and another 4 pcs bathroom. Downstairs youâ€™ll find a FULLY FINISHED BASEMENT with 1 bedroom, full bath, flex room and bright living room with kitchenette. Hot water tank (2022), very well cared for original furnace and extra storage complete the basement. Youâ€™ll enjoy relaxing on the DOUBLE DECK with a gas line (2018), and metal garden shed and playhouse are always



a bonus to the property. Property is conveniently located on a very quiet street with schools and playground nearby but with quick access to Deerfoot Trail, transportation, shopping, restaurants, medical clinics, and much, much more. This home truly shows pride of ownership and has been extremely well care for. Itâ€™s a wonderful place to call HOME!!!

Built in 1997

Essential Information

MLS® #	A2082772
Price	\$649,000
Sold Price	\$630,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,078
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	17 Douglas Ridge Circle Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3B6

Amenities

Amenities	Other
Parking Spaces	4

Parking Concrete Driveway, Double
Heated Garage

Interior

Interior Features Ceiling Fan(s), Central Vacuum,
Home, No Smoking Home, P

Appliances Central Air Conditioner, Dis
Garage Control(s), Garburator
Remarks, Washer

Heating Fireplace(s), Forced Air, Natu

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Barbecue, Playground, Private Yard

Lot Description Back Yard, Few Trees, Landscaped, Private

Roof Pine Shake

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 22nd, 2023

Date Sold November 3rd, 2023

Days on Market 42

Zoning R-C1

HOA Fees 70.00

HOA Fees Freq. ANN

Listing Details

Listing Office CIR REALTY



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