

\$669,000 - 33 Douglas Ridge Close Se, Calgary

MLS® #A2088259

\$669,000

3 Bedroom, 4.00 Bathroom, 1,705 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

A meticulously cared for and updated 3 bedroom, 3.5 bathroom 2 Storey backing onto a beautiful park in the highly desirable family neighbourhood of Douglasdale. The basement was designed so a 4th bedroom can easily be added with just one wall. As soon as you drive up, you can start to see some of the extras this home offers. It has great curb appeal with its low maintenance porch and extra wide driveway making it easy to park an extra vehicle. When you walk in, you will be welcomed by the bright open floor plan and 17 foot ceiling in the foyer. As you carry on into the main living area, you will immediately notice the large stone gas fireplace feature as well as a large updated kitchen and dining area. Some of the upgrades include granite countertops, stainless steel appliances and a great lighting package. You can stare out the large windows to a great south facing backyard with deck and patio and the beautiful park in behind. You will enjoy spending time out back and taking advantage of the natural gas hook up for the BBQ. The main floor also has a newly renovated 2 piece bathroom, convenient main floor laundry and great mudroom off of the garage. At the end of the day, it is time to head up the brand new carpeted stairs to your large master bedroom complete with a walk in closet and luxurious 5 piece ensuite. 2 more good size bedrooms and an updated 4 piece bathroom complete the upstairs. The basement is developed to add tons more living space. It has a large rec



room with wet bar and a 3 piece washroom. The rec room was designed so that it can easily be converted to a bedroom and rec room with the addition of 1 wall. The basement also has electric baseboard heating to keep it comfortable on those cold winter nights without a huge gas bill. There is plenty of storage available in the utility furnace room and garage. This home has had numerous recent upgrades. A few of these include new windows, furnace and hot water tank in 2021, all new flooring in 2019, new central vac in 2022, new underground sprinkler in 2021, new washing machine in 2022, and a brand new dishwasher. As mentioned, this home has been meticulously cared for. Homes like this in Douglasdale are highly sought after so don't wait and call your favourite REALTOR for a showing today.

Built in 1995

Essential Information

MLS® #	A2088259
Price	\$669,000
Sold Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,705
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	33 Douglas Ridge Close Se
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Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2M4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	October 28th, 2023
Days on Market	9
Zoning	R-C1
HOA Fees	70.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

THE REAL ESTATE COMPANY

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