# \$700,000 - 447 Douglas Ridge Mews Se, Calgary

MLS® #A2123212

# \$700,000

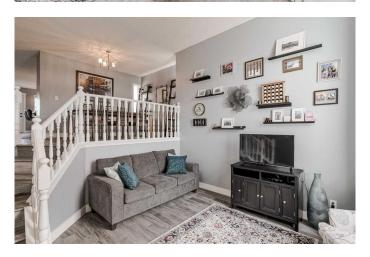
5 Bedroom, 3.00 Bathroom, 1,451 sqft Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to your next home in the great location of Douglasdale! This stunning bi-level walkout is a rare gem in a quiet cul-de-sac, boasting sun-kissed south-front exposure and picturesque views backing onto lush greenspace. You can enjoy the scenery from the upper deck or the lower patio, which is made of handsome stamped concrete. Take note of the fact that concrete wraps around both sides of your house - embrace the traditional lot! This residence is impeccably updated throughout and exudes modern elegance with its granite countertops, sleek appliances, and fresh flooring, creating a seamless blend of style and functionality. Entertain effortlessly in the spacious formal living room or unwind in the separate living room on the entrance level, offering versatility for any occasion. The gourmet kitchen, complete with a sunny breakfast nook, transitions effortlessly to a sprawling deck, ideal for savouring morning coffee or hosting summer barbecues amidst the serene backdrop of nature. Retreat to the expansive primary bedroom on the main level, featuring a luxurious 4-piece ensuite with a rejuvenating soaker tub. Two additional bedrooms and an updated 4-piece bathroom provide ample space for family or guests. The fully developed basement presents endless possibilities with a separate entrance, a generous living area adorned with a cozy fireplace, and a built-in bar for entertaining in style. Discover two more bedrooms, a sleek 3-piece bathroom, and a







convenient laundry room, with space left over to tailor to your unique lifestyle. Outside, your private oasis awaits, where a covered patio invites relaxation, and a sprawling yard offers abundant space to play and unwind. Meticulously maintained and ready for immediate enjoyment, this exceptional home leaves nothing to be desired. Don't miss the opportunity to make this your forever home. Schedule your private showing today before it's gone!

Built in 1994

#### **Essential Information**

MLS® # A2123212 Price \$700,000 Sold Price \$697,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,451 Acres 0.12 Year Built 1994

Type Residential
Sub-Type Detached
Style Bi-Level
Status Sold

# **Community Information**

Address 447 Douglas Ridge Mews Se

Subdivision Douglasdale/Glen

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 2M4

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island,

Separate Entrance, Storage

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks,

Washer, Window Coverings, Wine Refrigerator

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Electric

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, No Neighbours

Behind, Private, See Remarks

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 18th, 2024

Date Sold May 3rd, 2024

Days on Market 15

Zoning R-C1 HOA Fees 0.00

### **Listing Details**

Listing Office eXp Realty

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