

\$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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