

\$649,900 - 246 Douglas Ridge Mews Se, Calgary

MLS® #A2165542

\$649,900

3 Bedroom, 3.00 Bathroom, 2,004 sqft
Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

Original Owners have lovingly cared for this Fantastic Douglasdale corner lot home and completed many upgrades over the Years. You will enjoy a Bright Open Concept entry way to the Living Room, Dining Room and Foyer. Vaulted Ceilings make this space feel enormous. The Kitchen has Granite Counters and a Sit-Up Island Bar with a breakfast nook as well. There is lots of Cabinet storage and a Pantry for all your kitchenware needs. The Family Room has built-in Shelving, a Gas Fireplace to cozy up to and is great for watching TV while prepping Gourmet Meals from the Kitchen. Stepping outside the Patio doors you'll be warmed by the South facing Sunshine in the Backyard. An extensive Deck with neatly manicured landscape and RV/Boat parking is sure to be enjoyed with Family for Birthdays, BBQ's and play time with the Pets, Kids and Friends! Heading Upstairs there are 3 Amazing Bedrooms including the Master Bedroom with Ensuite and Sitting area overlooking the backyard. Another 4 piece bathroom finishes off the Upper level. Downstairs is unfinished with a Roughed-in Bathroom and multiple windows to create more Bedrooms, Games Room, Media space or whatever your little heart desires. The Garage is Insulated with an Electric Heater and there's a Central Vacuum system with attachments as well. Some of the other upgrades in the home over the years are as follows: Air Conditioner, Furnace, Hot Water Tank (50 gallon) were all installed around



2017. Shingles were replaced approximately 2015. This home has many great memories and is looking for a new Family to make more memories of their own. Call your Favorite Realtor to come view this property today!

Built in 1994

Essential Information

MLS® #	A2165542
Price	\$649,900
Sold Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,004
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	246 Douglas Ridge Mews Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2M3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Bookcases, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home,
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	Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Irregular Lot, Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	October 1st, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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