



## 337 Douglas Ridge Circle Calgary Alberta

\$729,900

\*\*\* OPEN HOUSE Jun 29 1 PM - 3 PM \*\*\* Welcome to this meticulously maintained and thoughtfully upgraded home in the sought-after community of Douglasdale. Ideally located close to shopping on 130th Avenue, public and Catholic schools, and offering excellent access to Deerfoot Trail, direct express bus to downtown (35-40 mins). This property presents exceptional value for families and commuters alike. Step inside to an open-concept main floor featuring hardwood flooring, a renovated kitchen (2019) with solid wood cabinetry, quartz countertops, and a sit-up breakfast bar. The bright dining nook opens to a poured concrete patio and a beautifully landscaped, fully fenced backyard that backs onto a tranquil greenbelt--perfect for enjoying outdoor living. Upstairs, you'll find three spacious bedrooms, including a large primary suite with a walk-in closet and a luxurious renovated ensuite (2022) boasting a soaker tub and separate tiled shower. A vaulted bonus room with a gas fireplace adds a cozy yet spacious retreat. The fully developed basement adds even more living space with a large recreation room, additional bedroom, and full bathroom--ideal for guests, teens, or a home office setup. Additional features include: renovated bathrooms, air conditioning, newer roof, upgraded front and rear entry doors, new garage opener, newer dishwasher, microwave/hood fan and Smart thermostat. Upright freezer included. This home offers a blend of classic warmth and modern upgrades in a family-friendly neighborhood. Compare the value, condition, and location--this one stands out! (id:6769)

Bedroom 7.83 Ft x 11.17 Ft  
Family room 13.50 Ft x 15.58 Ft  
Furnace 5.00 Ft x 16.75 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Kitchen 11.50 Ft x 11.58 Ft  
Dining room 6.67 Ft x 11.50 Ft  
Living room 13.08 Ft x 14.08 Ft  
Office 8.67 Ft x 12.25 Ft

Laundry room 3.08 Ft x 5.67 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 13.33 Ft x 13.67 Ft  
Bedroom 8.58 Ft x 9.58 Ft  
Bedroom 8.58 Ft x 9.67 Ft  
Bonus Room 3.33 Ft x 16.92 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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