



## 85 Douglas Ridge Circle Calgary Alberta

\$712,000

Superb value for a newly painted 2-story home in Douglasdale boasting four bedrooms, 3.5 bathrooms, and over 2,695 SQFT of usable space. This home includes oak hardwood floors and a renovated white kitchen complete with glass cabinets, pot drawers, pull-down tap, deep sink and an oversized kitchen island (with a ton of storage and extra island plugs) - all with Black Mamba granite! The high-end Miele stainless steel appliances include a hood fan, an induction built-in cooktop, a built-in oven and steamer/microwave, fridge/freezer combinations, and a Whirlpool dishwasher. Enjoy a spacious, open-concept family room with a gas fireplace (stone/granite), a flex room (den, office, or formal dining area), and a main-level laundry room with ample storage and cabinets, featuring a Miele washer/dryer with pedestals. There are upgraded lighting fixtures, dimmers, a Nest thermostat, extra-large baseboards, and finishing work, including rounded corners and a fully tiled half bath. The upper level features a generous bonus room (18' x 16') with vaulted ceilings, two skylights, and a built-in entertainment unit. Upstairs are three large bedrooms with built-in closet organizers and two full baths (deep soaker tub), including a master suite with a 4-piece ensuite and his and her walk-in closets. The fully finished basement with 9-foot ceilings provides an additional bedroom, a 3-piece bath, an open recreation area, and ample storage. Walk through the phantom door to the south-facing, treed backyard, featuring a hose bib and a large, maintenance-free composite deck, perfect for outdoor entertaining. The shingles were replaced in 2021, and you have a large 18' x 24' garage with a mandoor and keypad convenience. You have everything you need within minutes, as you are conveniently located near 130th Avenue with schools, shopping, and parks! Come check it out! (id:6769)

4pc Bathroom 5.83 Ft x 9.92 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

Bedroom 9.17 Ft x 13.42 Ft

Bedroom 9.50 Ft x 15.92 Ft

Family room 18.00 Ft x 16.00 Ft

Primary Bedroom 14.92 Ft x 19.67 Ft

Recreational, Games room 25.92 Ft x 20.17 Ft

Furnace 9.00 Ft x 10.75 Ft

2pc Bathroom 5.83 Ft x 5.00 Ft

Dining room 14.75 Ft x 10.50 Ft

Family room 17.67 Ft x 10.25 Ft

Kitchen 12.17 Ft x 17.17 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

3pc Bathroom 7.08 Ft x 6.58 Ft

Laundry room 5.92 Ft x 8.42 Ft

Bedroom 12.83 Ft x 13.58 Ft

Living room 15.42 Ft x 11.08 Ft