



# 329 Douglas Ridge Circle Calgary Alberta

\$650,000

Welcome to this beautifully maintained two-storey home backing onto lovely green belt in the sought-after community of Douglasdale. Offering 1,720 sq ft of bright living space plus a developed basement, this home provides the perfect blend of comfort, functionality, and space for everyday living and entertaining. Step inside to the welcoming main floor featuring updated vinyl plank flooring and a well-designed layout. The kitchen is both practical and inviting, complete with upgraded stainless steel appliances, a central island, quartz counter tops, a spacious corner pantry for added storage, and plenty of cabinetry. A separate dining area sits just off the kitchen and overlooks the backyard, creating the perfect space for family meals or hosting guests. The main floor also offers the convenience of laundry and a 2 pce powder room. Upstairs, the home truly shines with a spacious and sun-filled bonus room featuring large windows and a cozy corner fireplace, creating a warm and inviting space to relax or gather with family. This level also includes three generous sized bedrooms, including a comfortable primary suite with a 4-piece ensuite bathroom, as well as an additional full bathroom for family or guests. The developed basement adds even more living space with a large recreation and games room, perfect for entertaining, hobbies, or movie nights. There is also a small separate den area which could be great for a gym, home office or additional storage. One of the standout features of this property is the beautiful backyard backing onto a green belt offering added privacy and a peaceful outdoor setting. The spacious deck is the ideal place to enjoy summer evenings, BBQ with friends, or simply relax and take in the surroundings. Additional highlights include a heated garage, No poly B, furnace replaced in 2016, Roof in 2014 and air conditioning for those upcoming hot...

Recreational, Games room 24.08 Ft x 16.42 Ft  
 Storage 5.67 Ft x 9.08 Ft  
 2pc Bathroom 5.17 Ft x 4.50 Ft  
 Dining room 8.08 Ft x 6.83 Ft  
 Kitchen 9.08 Ft x 13.08 Ft  
 Living room 16.08 Ft x 15.92 Ft

4pc Bathroom 7.67 Ft x 5.00 Ft  
 4pc Bathroom 5.58 Ft x 9.08 Ft  
 Bedroom 11.33 Ft x 10.75 Ft  
 Bedroom 11.25 Ft x 10.75 Ft  
 Family room 17.17 Ft x 13.92 Ft  
 Primary Bedroom 13.00 Ft x 13.67 Ft

Listing Presented By:



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