



80 Douglas Ridge Circle Calgary Alberta

\$600,000

OPEN HOUSE THIS SUNDAY BETWEEN 2:00-4:00PM. Nestled on a spacious corner lot in the tranquil community of Douglasdale, this stunning bi-level home is a haven for outdoor enthusiasts. With its PRIME LOCATION just steps from the Bow River and Fish Creek pathway system, you'll have direct access to hundreds of kilometers of scenic trails, perfect for biking, running, fishing and more. Whether you're exploring nature or enjoying a peaceful riverside walk, this home puts adventure right at your doorstep. Inside, you'll find a beautifully updated kitchen featuring sleek QUARTZ countertops and stainless steel appliances, offering a perfect balance of style and practicality. With ample cabinetry and counter space, the kitchen offers functionality without compromising on style, making it ideal for both the casual cook and the home chef. The heart of the home is its expansive, open-concept space, where the kitchen, dining, and living spaces seamlessly flow together. This layout is perfect for both everyday family life and entertaining, offering a welcoming space where everyone can gather with ease. The newly installed VINYL PLANK flooring and large SKYLIGHT keep the space bright and airy, while the modern color palette adds a fresh, contemporary feel. Upstairs, there are three bedrooms, including a primary suite with its own ensuite bathroom for added comfort and privacy. The lower level offers a large recreation or entertainment area, with part of the space currently used as a fitness zone--ideal for those who enjoy staying active indoors as well. This level also has 4 piece bathroom. Step outside into the expansive backyard, where you'll find a spacious deck and a pergola, offering the ideal setting for outdoor living and relaxation. The pergola adds a touch of elegance and charm, creating a shaded retreat that's perfect for unwinding after a day on the trails. Whether you...

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- Family room 12.50 Ft x 19.50 Ft
- Recreational, Games room 11.17 Ft x 17.00 Ft
- Other 7.08 Ft x 9.25 Ft
- 4pc Bathroom Measurements not available
- Kitchen 8.00 Ft x 8.83 Ft
- Living room 9.75 Ft x 10.17 Ft

- Dining room 7.67 Ft x 8.92 Ft
- Primary Bedroom 10.58 Ft x 10.58 Ft
- Bedroom 7.92 Ft x 10.25 Ft
- Bedroom 7.92 Ft x 8.92 Ft
- 2pc Bathroom Measurements not available
- 4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.