



## 97 Douglas Ridge Circle Calgary Alberta

\$629,900

....OPEN HOUSE... Sat and Sun... Oct 5th and Oct 6th... From 11:00am-1:00pm... Located on a beautiful tree-lined street, this well-designed 2-story home offers over 2,400 sq ft of living space. Steps away from Fish Creek Park, schools, public transit, and with easy access to Deerfoot and Stoney Trails. Enjoy partial mountain views from this open-concept home featuring a spacious kitchen with white cabinetry, stainless steel appliances, large island with eating bar, and a corner pantry. The kitchen flows into a cozy family room with a gas fireplace, while the bright nook opens to a south-facing backyard with a deck, hot tub (as is), and fully fenced for privacy. Main floor includes a formal dining area/office, 2-piece bath, and laundry. Upstairs boasts a generous bonus room with vaulted ceilings, 3 bedrooms including a primary with 4-piece ensuite and walk-in closet, plus a 3-piece bath. The finished basement offers an additional bedroom, large rec room, and another 3-piece bath. Recent updates include a new roof and insulation (2019) and a hot water tank (2022). Double garage is insulated, drywalled. Excellent value with the fully developed basement. Only 20 minutes to downtown—book your showing today! (id:6769)

Bedroom 9.42 Ft x 10.83 Ft  
 Primary Bedroom 11.92 Ft x 14.08 Ft  
 4pc Bathroom 4.92 Ft x 9.67 Ft  
 Other 3.17 Ft x 7.58 Ft  
 3pc Bathroom 4.92 Ft x 8.67 Ft  
 Bonus Room 18.00 Ft x 13.92 Ft  
 Bedroom 9.33 Ft x 11.17 Ft  
 Bedroom 12.75 Ft x 10.83 Ft  
 3pc Bathroom 7.08 Ft x 4.67 Ft  
 Recreational, Games room 9.67 Ft x 9.50 Ft

Family room 16.17 Ft x 14.58 Ft  
 Furnace 9.08 Ft x 11.00 Ft  
 Laundry room 5.42 Ft x 5.67 Ft  
 2pc Bathroom 6.00 Ft x 5.00 Ft  
 Living room 12.83 Ft x 15.25 Ft  
 Kitchen 8.33 Ft x 15.25 Ft  
 Dining room 5.83 Ft x 16.17 Ft  
 Office 9.08 Ft x 11.17 Ft  
 Other 3.75 Ft x 6.50 Ft

Listing Presented By:



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