



**161 Douglas Ridge Place SE
Calgary, Alberta**

MLS # A2295250



\$699,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangul		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: none

Stunning Two-Story Family Home in Prime Location! Welcome to over 2,600 sq ft of thoughtfully designed living space in one of Calgary's most sought-after family communities. This impressive two-story offers the perfect blend of comfort, style, and functionality. Tucked away on a quiet street and backing onto greenspace and park making this the perfect family home. The bright, open-concept main floor features beautiful oak hardwood flooring, oversized windows flooding the space with natural light, and a tile-faced gas fireplace creating a warm focal point. The updated kitchen boasts a nice modern color palette, a corner pantry, and a central island and generous storage. Stainless steel appliances, a window over the sink with lovely greenspace views, and a spacious breakfast nook complete the space. French doors open to the large 2 level rear patio deck ideal for both entertaining and quiet relaxation. A large bright flex room space with high vaulted ceilings offer a great space for a home office or a 2nd spacious living room area. Upstairs you will find a huge primary bedroom with spa like ensuite featuring jetted soaker tub and double vanity and spacious walk in closet. A rare and very cool loft/office nook balcony space overlooking the front room just off the primary bedroom. The upper level continues with 2 more generously sized bedrooms and a full 4 pc bathroom. Downstairs the basement is fully finished featuring a huge 4th bedroom, cozy and spacious rec room and a massive wrap around storage room area. This home is in a fantastic location, close to school, greenspace, golf course, walking paths, parks and 130 Ave shopping. A rare combination of location, space, and quality—schedule your showing today!