



**200 Douglas Ridge Circle SE  
Calgary, Alberta**

**MLS # A2306279**



**\$680,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, No Back Lane, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Built-in Features, Double Vanity, French Door, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Hot tub, hot tub chemicals, cabinet by hot tub, shed, central air conditioner

Homes like this don't come along often! Featuring NO Poly B plumbing and a tasteful top-to-bottom renovation, this home is ideally located within walking distance to schools, Fish Creek Park, a hockey rink, and playgrounds. A solid wood front door welcomes you into a stunning entryway, complete with custom wood beams, wall paneling, and warm laminate flooring that flows throughout most of the home. The kitchen is timeless, offering full height white cabinetry, quartz countertops, stainless steel appliances (dishwasher replaced in 2025), pantry, and a trendy herringbone backsplash. Dining room is a true showstopper, highlighted by a coffered ceiling and French doors that open to your sunny west-facing backyard. The spacious living room easily accommodates a sectional and features a cozy gas fireplace with refinished built-ins. Upstairs, the primary bedroom is privately situated at the back of the home and comfortably fits a king sized bed. The beautifully refinished, spa inspired ensuite includes a stand up shower, double vanity, soaker tub, walk-in closet, and linen storage—your own private retreat. Two additional generously sized bedrooms share a 4-piece bathroom with a tub/shower combo, and a convenient laundry room completes the upper level. Fully developed basement adds even more living space, featuring a fourth bedroom, recreation room, built-in desk nook, dry mini bar, 3 piece bathroom, and utility room (hot water tank replaced in 2025). Step outside to your sunny west backyard, thoughtfully landscaped with a newer deck, gazebo, privacy screens, hot tub, shed, and a grass area that was graded and redone in 2023. Additional updates include a new roof (2018) and central air conditioning (2020). Double attached garage is fully equipped with a gas heater, newer garage door and belt system, sink, and ample shelving for storage.

Conveniently located close to 130th Avenue amenities, South Health Campus, and transit. With a total of 2,239 square feet, this home is truly a gem in a fantastic community!