



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

MLS # A2306658



\$550,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,577 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Shed in back yard.

Welcome to this beautifully maintained and thoughtfully updated family home located on a quiet street in the heart of Douglas Ridge, one of SE Calgary's most established and sought after communities. Just minutes from schools, parks, golf, shopping, and pathways along the Bow River and Fish Creek Park, with quick access to Deerfoot Trail, this location is ideal for everyday family living. This bright and inviting 2 storey home offers over 2,300 sq ft of total living space with a functional layout designed for comfort and connection. The main floor features a spacious living area, a convenient 2 piece bathroom, and a beautiful white kitchen with tons of space, a large island, newer appliances, and dining that leads to the private, beautifully landscaped backyard. A brand new banister overlooks the sunken family room below, creating an open feel with great sightlines and natural light, perfect for entertaining or keeping an eye on the kids. Upstairs you will find three well sized bedrooms including a generous primary retreat complete with a recently renovated private ensuite, bright windows, and a walk in closet, along with a full 4 piece bathroom conveniently located for the guest bedrooms. The basement offers ample storage space, a gas fireplace, room for a future bedroom, and is roughed in for a bathroom, providing excellent potential for further development. Step outside to a private backyard featuring beautiful concrete work with integrated LED lighting, a large patio, raised garden beds, and a unique terraced retaining wall, perfect for relaxing or entertaining. The exterior is further enhanced with GEMSTONE LIGHTING installed in the soffits, offering year round customizable lighting and added curb appeal. THIS HOME HAS SEEN EXTENSIVE UPDATES OVER THE YEARS INCLUDING SHINGLES REPLACED IN SPRING 2022, A RENOVATED PRIMARY

ENSUITE, UPDATED LAUNDRY ROOM, NEWER APPLIANCES, CENTRAL AIR CONDITIONING, BASEMENT CARPET, GARAGE DOOR, AND FURNACE CONTROL PANEL. ****PEX & COPPER PLUMBING ONLY; NO POLY-B**** A fantastic opportunity to own a move in ready home in a mature and family friendly neighbourhood.