



**3758 Douglas Ridge Link SE  
Calgary, Alberta**

**MLS # A2319564**



**\$714,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,796 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Wired for Sound		

**Inclusions:** TV Cabinet/bookshelf in basement, Shed in backyard.

Welcome to this beautifully maintained and extensively updated home in the heart of Douglasdale, offering over 2,515 square feet of thoughtfully designed living space. With more than \$100,000 invested in RENOVATIONS and UPGRADES since 2018/19, this turnkey property showcases exceptional pride of ownership throughout. The stunning kitchen serves as the centerpiece of the home, featuring elegant granite countertops, abundant storage, a modern LG stainless steel appliance package featuring a GAS Stove with broiler oven and grill top (2020/2021), wine fridge, and stylish pendant lighting. A large window above the sink fills the space with natural light, while UPGRADED vinyl plank flooring (2020) with a cork underlay provides warmth, comfort, and timeless appeal throughout the home. The inviting main floor is designed for both everyday living and entertaining. Relax in the stylish living room highlighted by an electric fireplace and custom mantle, or enjoy your morning coffee from the charming front porch. Step outside to discover a private backyard oasis surrounded by mature trees, creating a cozy and tranquil setting. The professionally installed stone patio is the perfect gathering place for summer evenings with family and friends, while the large storage shed provides excellent functionality. The upper level is thoughtfully designed with three spacious bedrooms, including a generous primary suite featuring a walk-in closet and a luxurious ensuite, complete with matching granite countertops and an oversized glass-enclosed shower. A beautifully updated four-piece bathroom serves the secondary bedrooms. (Both second floor bathrooms were updated in 2018/19 at the same time as the kitchen). Completing the level is a bright and airy vaulted bonus room with upgraded vinyl plank flooring—a wonderful retreat for relaxing, entertaining, or enjoying

family time. The fully developed lower level expands your living space with a versatile recreation room, an additional bedroom with a walk-in closet, and a like-new three-piece bathroom with a stand-up shower. This home also offers peace of mind with numerous mechanical updates, including a NEW HOT WATER TANK (2025), WASHER and DRYER (2023), CENTRAL AIR CONDITIONING (2025), SHINGLES (2017), a well-maintained furnace, and the added benefit of having NO Poly-B plumbing. Meticulously cared for and thoughtfully updated over time, this is a rare opportunity to own a truly exceptional home in one of Douglasdale's most sought-after communities. Close to schools, parks, shopping and easy access to Deerfoot Trail. Simply move in and enjoy. NO HOA Fees!