



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**67 Douglas Ridge View SE  
Calgary, Alberta**

**MLS # A2323219**



**\$775,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,054 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, On Street, Paved		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Few Trees, Garden, Lawn, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Dryer, Washer, Electric Stove, Microwave, Refrigerator, Range Hood, All Window Coverings, and Garage Door Controls/Remotes

Welcome to 67 Douglas Ridge View SE, a beautifully maintained two-storey family home located in the highly sought-after community of Douglasdale/Glen. Offering over 2,796 sq. ft. of thoughtfully designed living space, this exceptional property features 4 bedrooms, 3.5 bathrooms, a fully suited basement with a separate entrance, and a bright sunroom addition that extends your living space year-round. The main floor offers a functional and inviting layout with spacious living and dining areas, a well-appointed kitchen with ample cabinetry and counter space, and large windows that fill the home with natural light. The sunroom at the rear of the home creates the perfect space to relax, entertain guests, or enjoy your morning coffee while overlooking the backyard. Upstairs, you'll find a generous primary retreat complete with a private ensuite bathroom, along with additional spacious bedrooms and a full bathroom ideal for growing families. The fully developed basement suite with its own separate entrance provides excellent flexibility for extended family, guests, or potential rental income. Situated on a quiet street in one of southeast Calgary's most established communities, this home offers the perfect blend of comfort, functionality, and investment potential. Douglasdale/Glen is renowned for its mature tree-lined streets, beautiful parks, extensive pathway systems, and close proximity to the Bow River and Fish Creek Provincial Park. Residents enjoy easy access to golf at Eagle Quest Douglasdale Golf Course, numerous playgrounds, sports fields, and scenic walking and cycling trails. The community is also conveniently located near schools, shopping centres, restaurants, Quarry Park, the Remington YMCA, public transit, and major roadways including Deerfoot Trail, providing quick access throughout the city. Whether you're looking for a spacious family home, multi-generational

living, or an income-generating opportunity, 67 Douglas Ridge View SE offers an incredible lifestyle in one of Calgary's premier southeast communities.