



GRASSROOTS
REALTY GROUP

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321 Douglas Ridge Circle SE
Calgary, Alberta

MLS # A2329893



\$625,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,415 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained, fully finished home in the heart of Douglasdale, backing onto a peaceful green belt and offering over 2,000 sq. ft. of developed living space. Some of the biggest and most expensive updates have already been taken care of for you, including a new roof, new triple-pane windows, and new front and back doors, giving you peace of mind for years to come. With four bedrooms, 3.5 bathrooms, and over 2,000 sq. ft. of developed living space, this home offers the space and flexibility today's families are looking for. As soon as you walk in, you'll appreciate how well this air-conditioned home has been cared for. Hardwood flooring, charming feature walls, and an open-concept layout create a warm and inviting feel throughout the main floor. The kitchen is designed for both everyday living and entertaining, offering stainless steel appliances, a sit-up island, plenty of cabinet storage, and an abundance of counter space for meal prep. Being open to the living room means you're never far from the action, whether you're hosting friends or keeping an eye on the kids. The living room is highlighted by a cozy natural gas fireplace with custom built-in shelving on both sides, adding both character and storage. Large windows overlook the backyard, making it easy to enjoy the view while the kids or pets play outside. Upstairs, you'll find three generous bedrooms, including a private primary retreat complete with its own full ensuite. Two additional bedrooms provide plenty of room for kids, guests, or a home office, while the second full bathroom features the added convenience of upstairs laundry, making busy family life that much easier. The fully finished basement expands your living space even further with a large recreation room that's perfect for family movie nights, watching the big game, or creating the

ultimate play area. You'll also find a spacious fourth bedroom and another full bathroom, making it an ideal setup for guests, teenagers, or extended family. Step outside and enjoy the oversized backyard, complete with a large deck that's perfect for summer BBQs, entertaining friends, or simply relaxing while taking in the green belt behind the home. The attached garage adds everyday convenience and extra storage. Douglasdale continues to be a sought-after community thanks to its mature trees, excellent schools, parks, pathways, and quick access to the Bow River. You'll also appreciate being just minutes from major shopping, Deerfoot Trail, downtown, and an easy escape west toward the mountains. Whether you're a first-time buyer, a growing family looking for more space, or someone wanting to downsize without sacrificing comfort, this move-in-ready home offers exceptional value in a fantastic location.