



GRASSROOTS
REALTY GROUP

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427 Douglas Ridge Mews SE
Calgary, Alberta

MLS # A2332822



\$815,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,343 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, 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, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: basement fridge, shed, built in vacuum (as is), window blinds, herb planter on upper deck, shelving and workbench in garage, shelving in storage room, 26 solar roof panels

Welcome to this beautifully maintained fully finished walkout bungalow, perfectly situated on a beautifully landscaped pie-shaped lot, backing onto green space and siding a park. Offering privacy, mature trees, and a peaceful setting, this home combines an exceptional location with thoughtful updates throughout. The bright, open main floor features 10 foot ceilings, abundant natural light, and central air conditioning for year-round comfort. The updated kitchen is designed for both everyday living and entertaining, complete with a large island, generous storage, and seamless flow into the dining area and spacious living room. The main level offers two bedrooms, including a spacious primary retreat with a 4-piece ensuite equipped with heated flooring. The fully developed walkout basement expands your living space with two additional bedrooms, a large recreation room, and direct access to the patio and beautifully landscaped backyard, perfect for relaxing or entertaining outdoors. The double attached garage is wired for an EV charger, while the long list of upgrades provides peace of mind for years to come. In 2024, the home was updated with a new furnace, heat pump, tankless hot water system, and 26 solar panels for outstanding energy efficiency. Poly-B plumbing was professionally removed in 2026. Additional improvements over the years include updated windows, exterior doors, an expanded rear deck, a concrete patio, and increased attic insulation. Located in a well-established, mature neighbourhood close to parks, pathways, and everyday amenities, this is a rare opportunity to own a move-in-ready walkout bungalow in an outstanding setting.