



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

101 Douglas Ridge Circle SE
Calgary, Alberta

MLS # A2334564



\$659,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,862 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s)		

Inclusions: N/A

Freshly Painted | 4 Bedrooms + Bonus Room | 3.5 Bathrooms | 2 Fireplaces, Finished Basement with Illegal suite. Welcome to this exceptional homeownership opportunity in the highly sought-after southeast community of Douglasdale. Renowned for its convenient location, Douglasdale offers easy access to schools, parks, playgrounds, shopping, restaurants, golf, and public transit, making it one of Calgary's most desirable family-friendly neighborhoods. Freshly painted, this impressive home offers approximately 2,600 sq. ft. of developed living space, including a fully finished basement with an illegal suite. From the moment you step inside, you'll be greeted by a dramatic open-to-above foyer filled with natural light and an inviting front living room. The spacious family room features a striking feature wall, a cozy gas fireplace, and plenty of room for entertaining family and friends. The stylish kitchen is designed to impress with white cabinetry, granite countertops, chef-inspired appliances, and a convenient corner pantry. A main-floor laundry room and a well-appointed powder room add everyday comfort and functionality. Upstairs, you'll find a bright and expansive bonus room with vaulted ceilings and skylights, creating the perfect space for movie nights, a home office, or a children's play area. The upper level also offers three generous bedrooms and two full bathrooms, including a spacious primary retreat complete with a walk-in closet and a private 4-piece ensuite. The fully finished basement provides outstanding flexibility with an illegal suite featuring a large recreation/living area with a feature wall and electric fireplace, a wet bar, a spacious bedroom with a walk-in closet, and a modern 3-piece bathroom—ideal for extended family or additional living space. Step outside to a beautifully maintained backyard with a large deck, perfect for summer barbecues, entertaining

guests, or simply relaxing in the evenings. This move-in-ready home combines style, space, and an unbeatable location. Don't miss your opportunity to experience everything this exceptional property has to offer. Book your private showing today!