



GRASSROOTS
REALTY GROUP

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3782 Douglas Ridge Link SE
Calgary, Alberta

MLS # A2335498



\$625,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions:	NA
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Welcome to this beautifully appointed two-storey home in the highly sought-after community of Douglasdale, offering thoughtfully designed living space across three fully developed levels. Featuring a double front-attached garage, an exceptional floor plan, and plenty of room for the entire family, this home is sure to impress. The open-concept main floor is ideal for both everyday living and entertaining. The spacious kitchen features granite countertops, stainless steel appliances, upgraded cabinetry, and a large island adjacent to the inviting living room with a corner gas fireplace. The dining area overlooks the living room and offers sliding patio doors leading out to the large rear deck. A convenient two-piece powder room and functional layout complete the main level. The upper level showcases four generous bedrooms, including a spacious primary retreat with a walk-in closet and luxurious ensuite featuring a freestanding soaker tub, separate shower, and ample space to unwind. A large bonus room provides excellent flexibility and could be used as a home office, playroom, or fourth bedroom. Two additional well-sized bedrooms and a full four-piece bathroom complete the upper level. The fully developed basement extends the living space with a large recreation room, stylish wet bar, additional bedroom, and full four-piece bathroom. Perfect for teenagers, guests, entertaining, or a dedicated family retreat, this level adds even more versatility to an already exceptional home. Located in the established community of Douglasdale on a quiet street, this home offers a fantastic combination of space, functionality, and comfort in a highly desirable southeast Calgary location.