



GRASSROOTS
REALTY GROUP

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184 Douglas Ridge Green SE
Calgary, Alberta

MLS # A2345701



\$649,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,285 sq.ft.	Age:	1996 (30 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Tucked into the heart of established Douglasdale, 184 Douglas Ridge Green SE is a beautifully refreshed six-bedroom bungalow where warmth, comfort and thoughtful updates come together with ease. A brand-new roof, central air conditioning, fresh carpet, updated kitchen and bathroom countertops, and new refrigerator and stove bring welcome move-in-ready comfort. Inside, the bright main floor features hardwood flooring, a cozy fireplace and a spacious kitchen with an island, and sunny breakfast nook. Three bedrooms, including the primary with its own ensuite, make everyday bungalow living wonderfully convenient. The fully developed lower level adds three more bedrooms, a full bathroom and generous recreation space, offering flexibility for family, guests, work or play. Outside, enjoy a fenced backyard with mature landscaping, a generous deck, front-yard irrigation and a double attached garage. Close to parks, pathways, schools, the Bow River corridor, Fish Creek Provincial Park and nearby golf, with shopping and dining along 130 Avenue SE plus quick access to Deerfoot Trail and other major routes, Douglasdale offers a beautiful balance of nature, convenience and established community charm. Thoughtfully renewed and ready for its next chapter, this is a home that simply feels good to come home to.