



GRASSROOTS
REALTY GROUP

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222 Douglas Ridge Circle SE
Calgary, Alberta

MLS # A2348818



\$635,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Metal Shelves in Garage, TV Mount		

Welcome to this fully finished family home in Douglasdale/Glen, offering over 2,800 sq. ft. of developed living space with 4 bedrooms and 3.5 bathrooms. Walking up, you'll immediately notice the composite front deck and covered porch, creating a great spot to sit and enjoy the neighbourhood. Inside, vinyl plank flooring runs through the main level, where a flexible room just off the entrance is currently set up as a kids' craft area but could easily work as a second living room, home office or playroom. There is also a beautiful formal dining room with plenty of space for family dinners and entertaining. Down the hall you'll find a half bathroom, access to the garage and a convenient main-floor laundry area. One of the highlights of the main level is the open-to-below living area, where two massive windows bring in an incredible amount of natural light. The kitchen features quartz countertops, stainless steel appliances, plenty of cabinet space and a breakfast nook for everyday meals. Upstairs are three bedrooms, including an oversized primary with a large walk-in closet and private ensuite featuring a separate tub and shower along with an updated vanity. Two additional bedrooms and another full bathroom complete the upper level. The fully finished basement adds even more usable space with a large recreation/play area, fourth bedroom, full bathroom and a dedicated storage room. The home has also seen some important mechanical updates, including a newer furnace, air conditioner and humidifier. The location is another big highlight, especially for families, with three playgrounds within walking distance, easy access to the Bow River pathway system and Douglasdale School just a short walk away. With over 2,800 sq. ft. of developed space, four bedrooms, a fully finished basement and a great family-friendly location in Douglasdale/Glen,

this home offers a lot of value at this price point. Reach out to your favourite Realtor today for a viewing.