# \$599,900 - 245 Douglas Ridge Circle Se, Calgary

MLS® #A2235242

### \$599,900

3 Bedroom, 4.00 Bathroom, 1,510 sqft Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this meticulously maintained two-storey home in the family friendly community of Douglasdale. Perfectly situated within minutes from Fish Creek Park, schools, shopping, and public transit, this home combines convenience with comfort. The bright and open main floor features a dream kitchen complete with quartz countertops, a walk-in pantry, and added cabinetry. The spacious living room is highlighted by a cozy gas fireplace. The adjacent dining nook has a patio door that leads to a beautifully landscaped backyard where you can enjoy outdoor living on the two-tier composite deck with built-in lights, glass railing, roll-out awning, and two handy storage sheds. The backyard also includes an underground sprinkler system, making lawn care a breeze. Upstairs, the expansive primary bedroom offers a peaceful retreat with a sitting area, large double closet, and an ensuite finished with quartz counters and upgraded fixtures. Two additional well-sized bedrooms and an updated main bathroom complete the upper level. The fully finished basement provides a versatile space with a large rec/media room featuring built-in cabinetry, a stylish 3-piece bathroom, and additional storage options. This home is equipped with mechanical upgrades, including a high-efficiency furnace with HEPA filter, central A/C, tankless hot water heater, water softener, and an attic temperature/humidity fan system with extra insulation for year-round efficiency. The double







attached garage offers plenty of space for vehicles and storage. Pride of ownership is evident throughout. Whether you're looking for space for your growing family or a peaceful, well-connected neighborhood to settle into, this home is the perfect fit.

Built in 1997

#### **Essential Information**

MLS® # A2235242 Price \$599,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,510
Acres 0.10
Year Built 1997

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 245 Douglas Ridge Circle Se

Subdivision Douglasdale/Glen

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 3H5

#### **Amenities**

Parking Spaces 2

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener,

Garage Faces Front, On Street

# of Garages 2

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Track Lighting

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind,

Street Lighting, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 27th, 2025

Days on Market 5

Zoning R-CG

## **Listing Details**

Listing Office Greater Property Group

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