

**40 Dover Ridge Place SE**  
**Calgary, Alberta**

**MLS # A2165523**



**\$499,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Irregular Lot		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Backyard Shed, Refrigerator in Laundry Room, all wall mounts

Welcome to 40 Dover Ridge Place SE – such a lovely home! Bi-level with 3 bedrooms (2 up / 1 down) and 2 4pc bathrooms. Enjoy a sunny west-facing backyard with a huge deck for all your outdoor gatherings. Central Air Conditioning, double attached garage and a large storage shed located on a quiet cul-de-sac, perfect for peace and privacy. Step inside to find fresh paint and new vinyl flooring upstairs. The spacious kitchen has a large pantry and opens to the big deck—ideal for meals and entertaining. The front of the house features a large bay window that lets in tons of natural light. Most of the windows have been updated to vinyl for better efficiency. Downstairs, there’s an adaptable basement area with a bedroom, a full bath, and a large second living room with a cozy wood-burning stove. There’s also a wet bar area that’s ready for you to customize. Convenience is key with a laundry room that includes a washer, dryer, and 2nd fridge. The insulated double garage with alley access offers plenty of parking space. Close to Schools, shopping and transit. Stony/Deerfoot are mere minutes away.