

**128 Douglas Ridge Green SE
Calgary, Alberta**

MLS # A2201696



\$649,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,856 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: None

Exceptionally maintained and beautifully updated home in an outstanding location within walking distance to schools, parks and playgrounds. Lovely curb appeal immediately impresses with mature landscaping and an insulated and drywalled double attached garage. The front porch greets guests and invites peaceful morning coffees. Grand 18' ceilings grant immediate wow factor upon entry. The entire house was freshly painted in a neutral hue in 2020, many of the light fixtures have been updated, new stipple was added to the main floor ceilings in 2021, all 4 front facing windows were replaced in 2022, a high-efficiency furnace and hot water tank were purchased in 2023 and central air conditioning was added in 2023 further adding to your comfort. Gleaming laminate floors and an abundance of natural light graces the open and airy main floor creating a welcoming atmosphere. The living room invites relaxation in front of the gas fireplace while clear sightlines promote unobstructed conversations. Culinary adventures await in the beautiful kitchen featuring granite countertops, a raised breakfast bar island, stainless steel appliances including a new dishwasher (2024), a ton of crisp white cabinets and a pantry for extra storage. Adjacently, the dining room overlooks the backyard for a tranquil backdrop to your family meals and entertaining. The laundry room/mudroom and powder room have also been beautifully updated. The primary bedroom on the upper level is a true owner's sanctuary complete with a large sitting area to curl up with a good book or space for a quiet yoga practice. Large primary bedroom boasts a beautiful ensuite with an oversized shower, jetted soaker tub and a large walk-in closet. Both additional bedrooms on this level are spacious with easy access to the 4-piece main bathroom. Gather in the finished basement and

connect over a good movie, friendly game or engaging conversation in the rec room. Also on this level is 4th bedroom for guests, a playroom or home office and another full bathroom for added convenience. The large yard is privately fenced with tons of flat grassy area for kids and pets to run around and a paverstone patio to soak up the sun or barbeque with friends. This extraordinary home bestows a ton of space for any large or growing family and is in an unsurpassable location with schools, a multitude of green spaces and parks, an extensive pathway system, Eaglequest Golf Course, and close proximity to Fish Creek Park.