

# \$649,900 - 5 Douglas Ridge Close Se, Calgary

MLS® #A2198262

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,431 sqft  
Residential on 0.13 Acres

Douglasdale/Glen, Calgary, Alberta

Located in the Highly desirable Community of DouglasDale/Glen, this renovated home is designed for family and entertaining! Located on a CORNER LOT surrounded by beautiful mature trees and backs onto a PLAYGROUND and GREEN SPACE, this property offers over 2500 square feet of living space and has undergone renovation. Once inside, youâ€™re greeted by High ceilings and renovated interior, the large windows and tall ceilings give your living room/dining room combination an expansive feel. Past that, the open-concept kitchen features island, new flooring. Just off of the kitchen is a door that leads to your large deck that has been built with a ramp to accommodate any disabilities and has been extended to accommodate 20 people. 3 Bedroom including primary bedroom , 4pc ensuite and 4 pc bathroom on same level eases the functioning and creates big are on main floor. Downstairs, you will find a large theatre room with built in surround sound speakers. The lower level comes complete with a large bedroom, four piece bathroom, flex room, walk-in closet and washer and dryer. Recent RENOVATIONS in house would include fresh coat of paint, all waterlines have been replaced to PEX-plumbing from Poly-B, Brand New 50 gallon Hot water tank, New flooring on kitchen and washrooms, Roof Replaced couple of years ago. A bucket list complete with convenience, a friendly neighbourhood, Schools and parks abundance, walking distance to the Green



Spaces, shopping districts, this home offers both comfort and convenience. Additionally, there is plenty of street parking in front and alongside the property.

Built in 1994

### **Essential Information**

MLS® #	A2198262
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,431
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5 Douglas Ridge Close Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2M4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dock
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s), Backs on to Park/Green Space, Corner Lot, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	40
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.