

# \$614,900 - 13094 Douglas Ridge Grove Se, Calgary

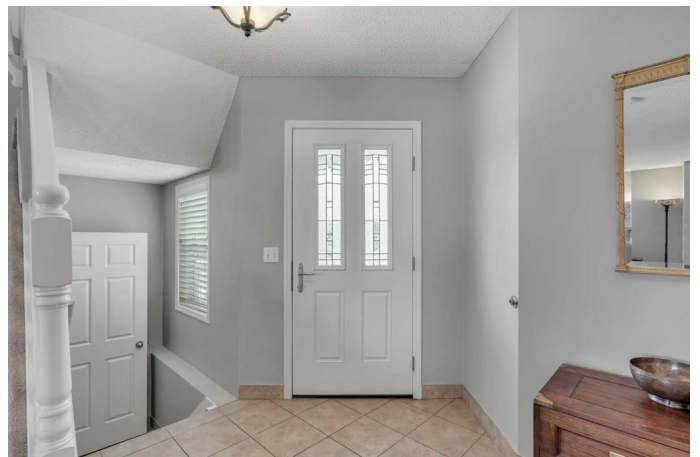
MLS® #A2206621

**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,548 sqft  
Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

OPEN HOUSE Sat April 5, 12-2pm... Welcome to this charming 3-bedroom, 2.5-bathroom home in the highly sought-after community of Douglasdale, offering a perfect blend of comfort, functionality, and modern upgrades. Situated on a large corner lot, this home is bathed in morning and afternoon sun, with a gorgeous maple tree in the backyard, creating a picturesque setting to enjoy outdoor living on the cedar deck, perfect for entertaining or relaxing. Inside, you'll find beautiful hardwood flooring throughout the main floor, where a spacious living room with a cozy fireplace provides a warm and inviting atmosphere. The adjacent dining area is ideal for family meals, while the well-appointed kitchen features a large island and pantry, offering ample space for cooking and storage. A convenient half-bathroom with a built-in laundry space completes this level. Upstairs, the primary suite is a true retreat with a 4-piece ensuite and walk-in closet, while two additional generously sized bedrooms share another 4-piece bathroom, perfect for family or guests. The finished basement extends the living space with a comfortable family room and a dedicated office, making it a great spot for relaxation, work, or hobbies. This home is thoughtfully upgraded with central air conditioning, a 50-gallon hot water tank, and premium Miele washer, dryer, and dishwasher, ensuring modern convenience. Additional upgrades include a new furnace and air conditioner, replaced and upgraded in 2023,



providing year-round comfort and efficiency. The roof and all eavestroughing were also replaced in 2016, offering peace of mind for years to come. The insulated and finished garage adds even more functionality. Living in Douglasdale means enjoying a vibrant, family-friendly neighbourhood with an abundance of amenities. Outdoor enthusiasts will love being steps away from Fish Creek Provincial Park, offering miles of scenic walking and biking trails, picnic areas, and breathtaking views of the Bow River. The community is home to the Douglasdale Golf Course, providing a beautifully maintained course for golf lovers. Families benefit from top-rated schools, playgrounds, and sports fields, making it a fantastic place to raise children. With easy access to Deerfoot Trail and 130th Avenue, commuting and daily errands are effortless, while the nearby Quarry Park and South Trail Crossing offer a wide selection of shopping, dining, and professional services. Whether you're looking for an active outdoor lifestyle, excellent schools, or convenient city access, Douglasdale has it all. This is an incredible opportunity to own a beautifully maintained home in one of Calgary's most desirable communities. Don't miss out on making it yours!

Built in 1998

### **Essential Information**

MLS® #	A2206621
Price	\$614,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,548
Acres	0.12

Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	13094 Douglas Ridge Grove Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3C4

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	2
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX Realty Professionals
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