

# \$689,900 - 367 Douglas Ridge Circle Se, Calgary

MLS® #A2228554

**\$689,900**

3 Bedroom, 4.00 Bathroom, 1,788 sqft

Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Wonderful 2-storey home on a quiet street in desirable Douglasdale. Over 2300 sq ft of developed space plus this home sides to a pathway and backs to a green strip! Beautifully updated and plenty of upgrades in 2024 including all new triple pane windows, new furnace, new hot water tank, new air purifier, and new water softener plus A/C, all new interior & exterior doors, upgraded blinds, new ceiling fans, and knockdown ceiling texture. The kitchen has a fantastic layout with updated cabinetry with lower lights, granite counter, a corner pantry, stainless steel appliances including a gas stove and a fridge with water/ice, new sink & hardware, and a large central island. Generous great room with stone-surround gas fireplace. Separate dining room with a large South-facing window. A private 2-pce bath and laundry room with brand new washer/dryer. Upstairs, a spacious primary bedroom and 4-pce ensuite take up the entire back of the home. The ensuite has a separate tub and glass shower, extended vanity, and a walk-in closet with solid shelving. A large 2nd bedroom upstairs, a 4-pce bathroom with new vanity, plus an incredible bonus room with vaulted ceiling. The fully finished basement was completed with permits and has a rec room, bedroom, and a 3-pce bathroom. Vinyl plank flooring on the main floor with new ceramic tile in the dining room. Fully fenced low-maintenance yard with a newer stone patio and walkway, large deck with a gas line for bbq, storage shed, and



irrigation system. Double attached heated garage.

Built in 1998

### **Essential Information**

MLS® #	A2228554
Price	\$689,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,788
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	367 Douglas Ridge Circle Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3H6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Rhinorealty
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