



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3755 DOUGLAS RIDGE Link, Calgary T2Z 3H7**

MLS®#: **A2115482** Area: **Douglasdale/Glen** Listing Date: **03/17/24** List Price: **\$729,900**  
Status: **Active** County: **Calgary** Change: **-\$20k, 01-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**  
Lot Information  
Lot Sz Ar: **4,111 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,730**  
Low Sqft:  
Ttl Sqft: **1,730**

DOM

**63**  
Layout  
Beds: **6 (2 4 )**  
Baths: **3.5 (3 1)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Garden**  
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Awning(s),Balcony,Playground**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`7"
Family Room	Main	12`0" x 9`4"
Laundry	Main	8`3" x 6`10"
Bedroom - Primary	Main	14`1" x 17`3"
Walk-In Closet	Main	11`9" x 6`1"
Bedroom	Second	9`4" x 10`3"
4pc Bathroom	Basement	7`10" x 4`11"

Room	Level	Dimensions
5pc Ensuite bath	Main	10`9" x 11`6"
Kitchen	Main	9`11" x 12`0"
Living Room	Main	14`6" x 18`2"
Storage	Main	4`0" x 5`11"
4pc Bathroom	Second	7`9" x 4`11"
Game Room	Second	8`4" x 19`1"
Bedroom	Basement	8`9" x 7`8"

Bedroom  
Bedroom  
Furnace/Utility Room

Basement  
Basement  
Basement

11`2" x 10`3"  
14`8" x 17`0"  
18`10" x 9`3"

Bedroom  
Game Room  
Dining Room  
Legal/Tax/Financial

Basement  
Basement  
Main

10`8" x 10`2"  
13`2" x 20`9"  
12`0" x 9`4"

Title:  
**Fee Simple**  
Legal Desc:

**9711650**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**LOCATION, LOCATION, LOCATION! Incredible one and a Half storey Home nestled on a quiet mature street in the sought-after area of Douglasdale, a massive North facing lot. this location is one of the best in the community. With 6 beds/3.5 baths, oversized Double garage, and Almost 3000 SQFT of developed space, this beautiful Newly Renovated home is move in ready and checks all the boxes on the inside! Main floor features spacious kitchen with Quartz countertops, Center island, stainless steel appliances including Electric Stove, loads of impressive Customized Cabinetry and lovely bright nook space. Kitchen opens up to great room area with a gas fireplace And a Vaulted Ceiling, perfect for entertaining guests.main floor den Offers a Good Office/Hobby Place, ,with half bath and laundry room.A Masters Bedroom with 5 ensuite Bathroom with JETTED Tub and a Huge walk in Closet complete this level. Stunning Wood tone Vinyl Planks used in staircase leading you the upper floor where you will find a decent Room with own living area and luxurious 4 piece Bathroom. The lower level is fully finished with massive great room space and another Fireplace!this Level also Offers 4 more bedrooms and an extra Recreation room fits for Yoga Room/Home Gym. This home was made for entertaining with incredible outdoor space including fabulous Front Porch area , and an Open Deck at the back. Outstanding Mature landscaping, Newer Windows and a \$100,000 worth of Renovations Including NEW Roof Gives more value to this Home. Close to shopping, schools, walking paths and easy access to Deerfoot! Amazing family home!**

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















