



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**246 DOUGLAS RIDGE Mews, Calgary T2Z 2M3**

MLS® #: **A2165542**      Area: **Douglasdale/Glen**      Listing Date: **09/13/24**      List Price: **\$649,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **5,489 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,003**  
 Low Sqft:  
 Ttl Sqft: **2,003**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Lawn,Irregular Lot,Landscaped,Level,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Bookcases,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 8`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`10" x 13`2"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`10" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`2" x 19`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`11" x 5`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 12`4"</b>	<b>Office</b>	<b>Main</b>	<b>10`1" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 7`10"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`4" x 9`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 13`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`6" x 10`3"</b>

Bedroom - Primary

Upper

13` 8" x 19` 6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

9412200

Remarks

Pub Rmks: **Original Owners have lovingly cared for this Fantastic Douglasdale corner lot home and completed many upgrades over the Years. You will enjoy a Bright Open Concept entry way to the Living Room, Dining Room and Foyer. Vaulted Ceilings make this space feel enormous. The Kitchen has Granite Counters and a Sit-Up Island Bar with a breakfast nook as well. There is lots of Cabinet storage and a Pantry for all your kitchenware needs. The Family Room has built-in Shelving, a Gas Fireplace to cozy up to and is great for watching TV while prepping Gourmet Meals from the Kitchen. Stepping outside the Patio doors you'll be warmed by the South facing Sunshine in the Backyard. An extensive Deck with neatly manicured landscape and RV/Boat parking is sure to be enjoyed with Family for Birthdays, BBQ's and play time with the Pets, Kids and Friends! Heading Upstairs there are 3 Amazing Bedrooms including the Master Bedroom with Ensuite and Sitting area overlooking the backyard. Another 4 piece bathroom finishes off the Upper level. Downstairs is unfinished with a Roughed-in Bathroom and multiple windows to create more Bedrooms, Games Room, Media space or whatever your little heart desires. The Garage is Insulated with an Electric Heater and there's a Central Vacuum system with attachments as well. Some of the other upgrades in the home over the years are as follows: Air Conditioner, Furnace, Hot Water Tank (50 gallon) were all installed around 2017. Shingles were replaced approximately 2015. This home has many great memories and is looking for a new Family to make more memories of their own. Call your Favorite Realtor to come view this property today!**

Inclusions:

Property Listed By:

n/a

RE/MAX First

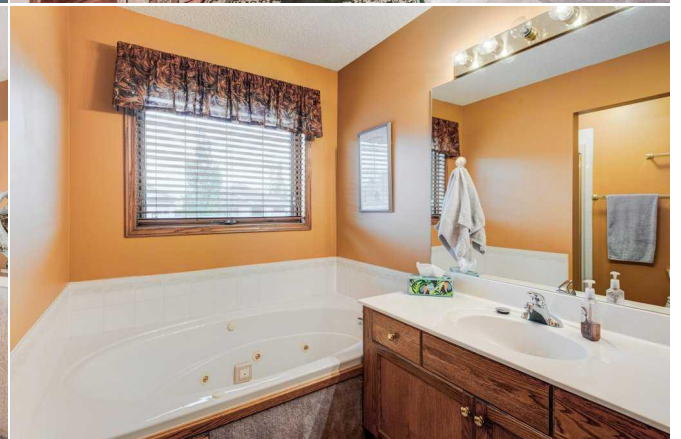
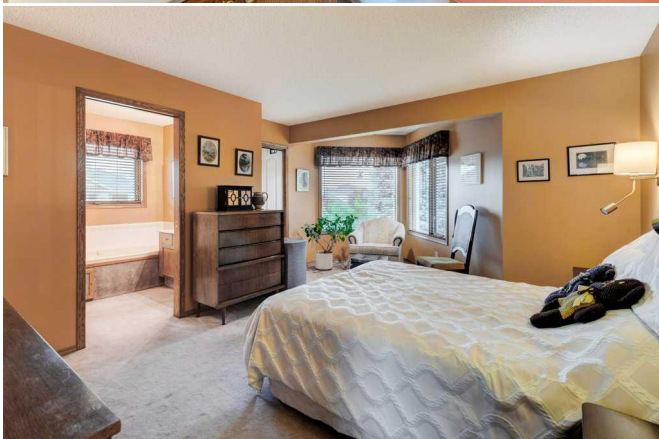
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



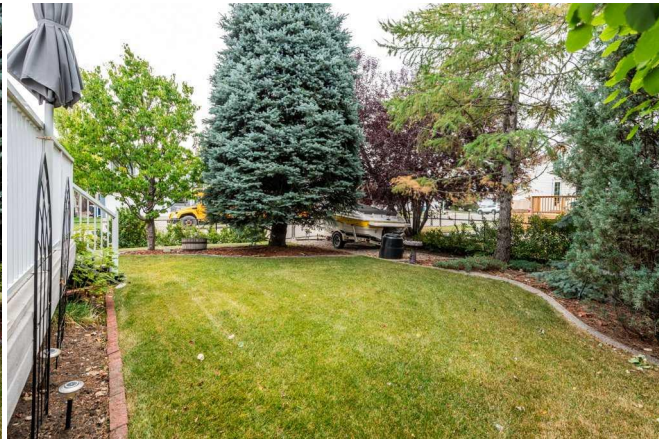














**246 Douglas Ridge Mews SE, Calgary, AB**

Main Floor Exterior Area 1155.28 sq ft  
Interior Area 1070.28 sq ft  
Excluded Area 441.43 sq ft



0 2 4 6 8 10 ft PREPARED: 2024/09/12

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**246 Douglas Ridge Mews SE, Calgary, AB**

2nd Floor Exterior Area 348.28 sq ft  
Interior Area 775.22 sq ft

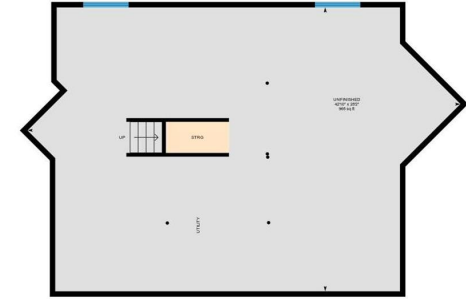


0 2 4 6 8 ft PREPARED: 2024/09/12

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**246 Douglas Ridge Mews SE, Calgary, AB**

Basement (Below Grade) Exterior Area 1075.73 sq ft  
Interior Area 1002.89 sq ft



0 2 4 6 8 ft PREPARED: 2024/09/12

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