



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 DOUGLAS RIDGE Circle, Calgary T2Z 3B7**

MLS®#: **A2166715**

Area: **Douglasdale/Glen**

Listing Date: **09/19/24**

List Price: **\$600,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1996**

Finished Floor Area

Abv Sqft: **940**

Low Sqft:

Ttl Sqft: **940**

Lot Information

Lot Sz Ar: **4,316 sqft**

Lot Shape:

DOM

**0**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Lawn**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**

Int Feat: **Closet Organizers,No Smoking Home,Open Floorplan,Vinyl Windows**

Utilities:

Room Information

| <u>Room</u>             | <u>Level</u>    | <u>Dimensions</u>    | <u>Room</u>              | <u>Level</u>    | <u>Dimensions</u>    |
|-------------------------|-----------------|----------------------|--------------------------|-----------------|----------------------|
| <b>Kitchen</b>          | <b>Main</b>     | <b>8`0" x 8`10"</b>  | <b>Living Room</b>       | <b>Main</b>     | <b>9`9" x 10`2"</b>  |
| <b>Dining Room</b>      | <b>Main</b>     | <b>7`8" x 8`11"</b>  | <b>Bedroom - Primary</b> | <b>Main</b>     | <b>10`7" x 10`7"</b> |
| <b>Bedroom</b>          | <b>Main</b>     | <b>7`11" x 10`3"</b> | <b>Bedroom</b>           | <b>Main</b>     | <b>7`11" x 8`11"</b> |
| <b>2pc Ensuite bath</b> | <b>Main</b>     |                      | <b>4pc Bathroom</b>      | <b>Main</b>     |                      |
| <b>Family Room</b>      | <b>Basement</b> | <b>12`6" x 19`6"</b> | <b>4pc Bathroom</b>      | <b>Basement</b> |                      |

Game Room

Basement

11`2" x 17`0"

Flex Space  
Legal/Tax/Financial

Basement

7`1" x 9`3"

Title:  
**Fee Simple**  
Legal Desc:

9612515

Zoning:  
**R-C1N**

Remarks

Pub Rmks:

**OPEN HOUSE THIS SUNDAY BETWEEN 2:00-4:00PM.** Nestled on a spacious corner lot in the tranquil community of Douglasdale, this stunning bi-level home is a haven for outdoor enthusiasts. With its **PRIME LOCATION** just steps from the Bow River and Fish Creek pathway system, you'll have direct access to hundreds of kilometers of scenic trails, perfect for biking, running, fishing and more. Whether you're exploring nature or enjoying a peaceful riverside walk, this home puts adventure right at your doorstep. Inside, you'll find a beautifully updated kitchen featuring sleek **QUARTZ** countertops and stainless steel appliances, offering a perfect balance of style and practicality. With ample cabinetry and counter space, the kitchen offers functionality without compromising on style, making it ideal for both the casual cook and the home chef. The heart of the home is its expansive, open-concept space, where the kitchen, dining, and living spaces seamlessly flow together. This layout is perfect for both everyday family life and entertaining, offering a welcoming space where everyone can gather with ease. The newly installed **VINYL PLANK** flooring and large **SKYLIGHT** keep the space bright and airy, while the modern color palette adds a fresh, contemporary feel. Upstairs, there are three bedrooms, including a primary suite with its own ensuite bathroom for added comfort and privacy. The lower level offers a large recreation or entertainment area, with part of the space currently used as a fitness zone—ideal for those who enjoy staying active indoors as well. This level also has 4 piece bathroom. Step outside into the expansive backyard, where you'll find a spacious deck and a pergola, offering the ideal setting for outdoor living and relaxation. The pergola adds a touch of elegance and charm, creating a shaded retreat that's perfect for unwinding after a day on the trails. Whether you're lounging with a good book, enjoying a glass of wine, or hosting an outdoor BBQ with friends, this space is designed for comfort and versatility. The backyard itself offers plenty of room to personalize—whether you dream of a garden oasis, space for outdoor games, or simply a peaceful retreat, this yard is ready to accommodate your vision. Recent updates include a newer furnace, roof, and **AIR CONDITIONING** system, ensuring your home stays comfortable no matter the season. Plus, the home is just minutes from the main shopping district on 130th Ave, where you can find grocery stores, healthcare services, restaurants, and more. Families will love the proximity to several schools, all within walking distance, and easy access to transit. If you're looking for a home that offers both modern living and easy access to the great outdoors, this is the perfect place for you!

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

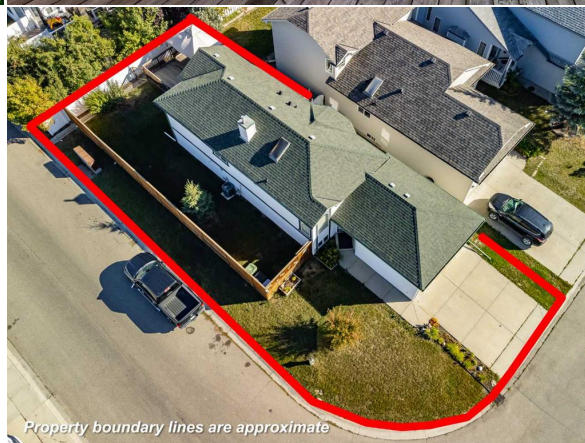
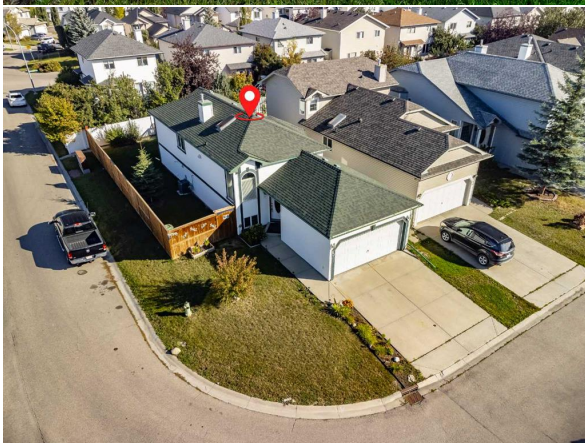
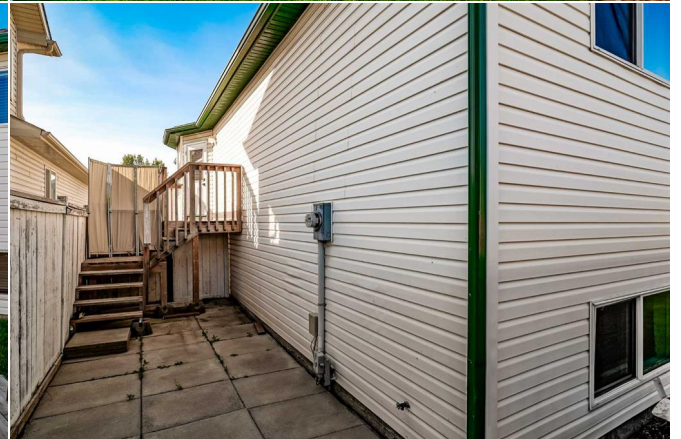
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











Property boundary lines are approximate

