

13030 DOUGLAS RIDGE Grove, Calgary T2Z 3H7

MLS®#: **A2172512** Area: **Douglasdale/Glen** Listing **10/11/24** List Price: **\$609,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 09-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1997** Abv Sqft: **1,640**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,756 sqft** Ttl Sqft: **1,640**
 Lot Shape:

DOM

41
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Jetted Tub,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`8" x 12`6"	Bedroom - Primary	Upper	13`10" x 18`3"
Kitchen	Main	11`6" x 11`7"	Bedroom	Upper	12`1" x 10`8"
Living Room	Main	13`6" x 14`6"	Bedroom	Upper	14`1" x 8`10"
Breakfast Nook	Main	9`8" x 12`6"	Game Room	Basement	23`2" x 13`7"
Storage	Basement	12`10" x 16`11"	4pc Ensuite bath	Upper	
2pc Bathroom	Main		4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9711650

Remarks

Pub Rmks: **open house nov.10, 11am-12:30pm, Explore this stunning home via the immersive 3D tour! New renovations—featuring brand new flooring and fresh paint across the entire home. The main level boasts a spacious dining room that bathes in natural light, perfect for hosting elegant gatherings. The cozy living room with a corner gas fireplace adds warmth and comfort. The open-concept kitchen is designed for functionality, with extended cupboards providing ample storage, a walk-in pantry, and a large sit-up island. The sunny breakfast nook, ideal for morning meals, offers direct access to the deck, leading to a private backyard oasis—perfect for outdoor entertaining or enjoying quiet moments with pets. A convenient 2-piece bath and laundry room complete the main floor. Upstairs, the generously sized master bedroom features a large walk-in closet and a luxurious 4-piece ensuite with a jetted tub. Two additional bedrooms and another 4-piece bath round out the upper level. The fully developed basement includes a spacious family room and plenty of storage, providing additional living space for relaxation and entertainment. The fully fenced landscaped backyard features two large decks, perfect for outdoor relaxation and gatherings. Located in a prime area within the Douglas Glen/Douglasdale communities, this home is close to both public and Catholic schools, shopping, and public transportation. Easy access to Deerfoot Trail ensures a quick 15-minute drive to downtown Calgary for work or leisure. Don't miss out on this opportunity—schedule your private viewing today!**

Inclusions:
Property Listed By: **N/A**
Homecare Realty Ltd.

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









