



THE
A-TEAM

**RE/MAX
FIRST**

3626 DOUGLAS RIDGE Boulevard, Calgary t2z 3a9

MLS® #: **A2172986**

Area: **Douglasdale/Glen**

Listing Date: **10/15/24**

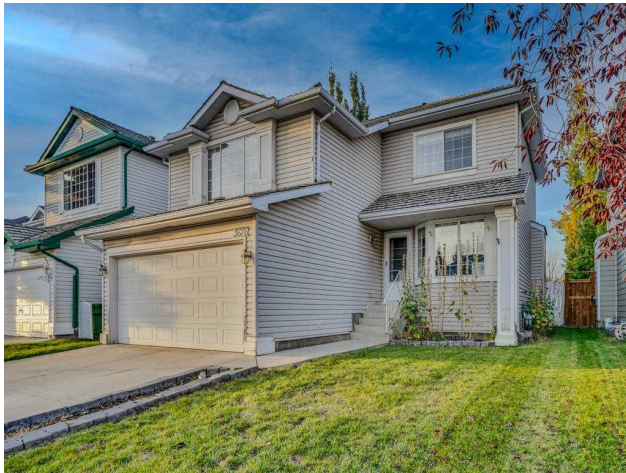
List Price: **\$649,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 03-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **4,391 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Garden**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,888**

Low Sqft:

Ttl Sqft: **1,888**

DOM

37

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Utilities and Features

Roof: **Pine Shake**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Playground**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

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

Int Feat: **Bar,Ceiling Fan(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	12`2" x 7`10"	Bedroom - Primary	Second	14`5" x 11`10"
Bedroom	Second	11`6" x 8`10"	Bedroom	Basement	10`6" x 9`10"
Living Room	Main	15`1" x 12`10"	Dining Room	Main	9`6" x 9`2"
Bonus Room	Second	13`9" x 11`10"	Living Room	Basement	12`10" x 10`6"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"

4pc Bathroom

Second

0`0" x 0`0"

4pc Bathroom
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

9612183

Zoning:
R-CG

Remarks

Pub Rmks: **THIS NEAT AND CLEAN TWO STORY HOME COMES WITH LIVING ROOM AND FAMILY ROOM ON THE MAIN LEVEL.KITCHEN WITH PANTRY AND DINING AREA AND HALF BATH ON THE MAIN LEVEL. UPPER LEVEL WITH BONUS ROOM AND 3 GOOD SIZE BEDROOMS.MASTER WITH JETTED TUB AND SEPARATE SHOWER. 2 MORE GOOD SIZE BEDROOMS AND FULL BATH ON UPPER LEVEL.FULLY FINISHED BASEMENT WITH FAMILY ROOM,WET-BAR,ONE BEDROOM[THIS BASEMENT BEDROOM DOES NOT HAVE EGRESS WINDOW AND FULL BATH, AND LAUNDRY IN THE BASEMENT.ITIS VACANT FOR QUICK POSSESSION.VERY EASY TO SHOW ANY TIME. CLOSE TO AL THE AMENITIES LIKE,BUS,SCHOOLS,SHOPPING,STONEY TRAIL AND DEERFOOT TRAIL.**

Inclusions:
Property Listed By: **storage shed
Royal LePage METRO**

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



