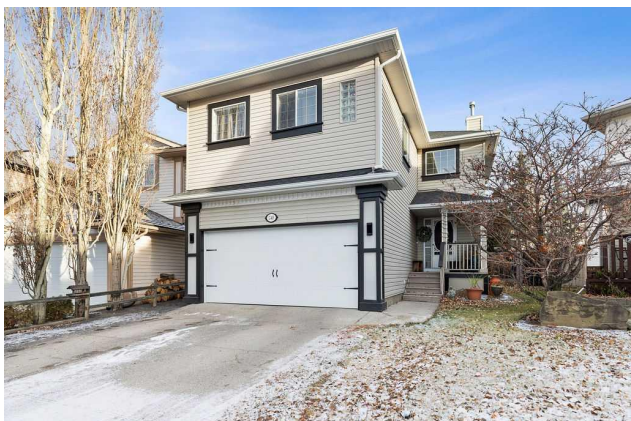




**248 DOUGLAS RIDGE Green, Calgary T2Z 2T4**

MLS®#: **A2179833** Area: **Douglasdale/Glen** Listing Date: **11/19/24** List Price: **\$650,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **5,823 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,888**  
 Low Sqft:  
 Ttl Sqft: **1,888**

DOM

**2**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Gazebo,Lawn,Garden,Landscaped,Street Lighting,Pie Shaped Lot,See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Garden,Private Yard,Storage**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Disposal,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,French Door,Kitchen Island,Metal Counters,No Smoking Home,Recessed Lighting,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 15`4"	Dining Room	Main	13`11" x 8`6"
Kitchen	Main	14`2" x 16`1"	Laundry	Main	5`0" x 7`8"
2pc Bathroom	Main	2`5" x 7`7"	Bedroom - Primary	Second	14`2" x 11`10"
3pc Ensuite bath	Second	11`0" x 4`11"	Bedroom - Primary	Second	14`1" x 14`2"
3pc Ensuite bath	Second	9`8" x 4`11"	Bedroom	Second	9`10" x 11`0"
Bedroom	Second	11`6" x 10`0"	4pc Bathroom	Second	7`11" x 4`11"
Bedroom	Lower	9`2" x 12`1"	Game Room	Lower	16`4" x 24`0"

<b>Storage</b>	<b>Lower</b>	<b>11`5" x 9`1"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`7" x 7`11"</b>
			Legal/Tax/Financial		

Title:		Zoning:			
<b>Fee Simple</b>		<b>R-CG</b>			
Legal Desc:	<b>9710413</b>				

Remarks

Pub Rmks: **Located in the desirable DOUGASDALE Community this 2-storey home is fully landscaped and offers a peaceful retreat with 'a bit of the country' feeling, right within the city. As you enter you will be greeted with the bright and tranquil ambience. This family-friendly and functional floorplan boasts contemporary colours and finishing. To enjoy all your culinary experiences this white kitchen is complete with stainless steel countertops, a central island with breakfast bar, pantry, an abundance of cabinets and stainless-steel appliances. A beautiful bay window in the dining room includes a built-in window seat plus access to the back deck, and fully landscaped yard and garden. Adjacent to this, is the living room with a gas fireplace with tile surround and a mantle. On the upper-level serenity awaits! This home has a total of 5 bedrooms with TWO MASTER SUITES on opposite sides of the house - perfect for in-laws or extended family or for a nanny!! In the Primary Retreat you will enjoy the light coming in from the corner windows and this lovely oasis includes a walk-in closet and 3-piece ensuite. 2 more generous Bedrooms plus a 4-piece Bathroom are perfect for a young family. The second primary suite with 9ft high ceilings also includes a 3-piece ensuite. Plenty of room for everyone extends down to the lower floor with yet another bedroom. Perfect for entertaining and family time the expansive family/ games room is complete with an electric fireplace creating yet again a peaceful ambience. As if this is not enough . . . there is an oversized, heated double attached garage. Additionally, an expansive back deck includes a built-in bench that is perfect for enjoying the GARDENER'S PARADISE and Outdoor Living. Add the firepit to this, and you can imagine the enjoyment of gathering here. Beautiful low maintenance landscaping, gorgeous garden with perennials, all within in a fully fenced private and safe yard. What's not to love? Close to schools, park, golf, shopping. Great location! Call for an appointment today to make this delightful home yours!**

Inclusions: **Wall mounted storage cubes beside bed, closet organizers, curtain rods**  
 Property Listed By: **Real Broker**

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



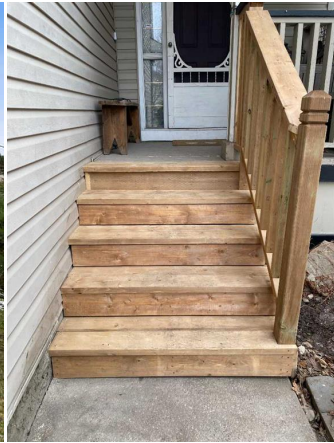














**248 Douglas Ridge Green SE, Calgary, AB**

2nd Floor Total Exterior Area 1122.03 sq ft



PREPARED: 2021/11/05

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



**248 Douglas Ridge Green SE, Calgary, AB**

Main Building Total Exterior Area Above Grade 1885.00 sq ft



Main Floor  
Exterior Area 784.47 sq ft

2nd Floor  
Exterior Area 1122.03 sq ft

Basement (Below Grade)  
Exterior Area 1028.51 sq ft

PREPARED: 2021/11/05

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



**248 Douglas Ridge Green SE, Calgary, AB**

Main Floor Total Exterior Area 786.47 sq ft



0 4 8 ft

PREPARED: 2021/11/05

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



**248 Douglas Ridge Green SE, Calgary, AB**

Basement Total Exterior Area 1028.51 sq ft



0 4 8 ft

PREPARED: 2021/11/05

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

