



THE
A-TEAM

**RE/MAX
FIRST**

37 DOUGLAS RIDGE Green, Calgary T2Z 2T2

MLS® #: **A2202441** Area: **Douglasdale/Glen** Listing Date: **03/14/25** List Price: **\$639,900**
Status: **Active** County: **Calgary** Change: **-\$10k, 30-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**
Lot Information
Lot Sz Ar: **3,842 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,014**
Low Sqft:
Ttl Sqft: **2,014**

DOM

37
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Interior Lot,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:					
9513004					

Remarks

Pub Rmks: **Welcome to 37 Douglas Ridge Green SE, a warm and inviting home with an open-concept layout tailored for contemporary lifestyles. This property offers 2 full**

bathrooms and 2 half bathrooms, highlighted by a lavish 5-piece master ensuite featuring a Jetted Jacuzzi tub and a generous walk-in closet. Perfect for active families, its prime location is just steps away from schools, parks, and the vibrant shopping hub of 130th Avenue SE. The main floor impresses with a seamless mix of ceramic tile, and sleek hardwood, paired with a welcoming fireplace in the living room to cozy up by in winter. Downstairs, the basement expands your living space with ample room, a convenient 2-piece bathroom, and a relaxing sauna. Outside, a gorgeous deck awaits, ideal for soaking up the sun on warm summer days. The ROOF on this home was replaced 2 Years ago! Reach out today to explore this remarkable home!

Inclusions:

Property Listed By:

sauna, window coverings

Rhinorealty

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











