

40 Dover Ridge Place SE
Calgary, Alberta

MLS # A2165523



\$499,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,006 sq.ft.	Age:	1973 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Irregular Lot		

Heating:	Fireplace(s)	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Backyard Shed, Refrigerator in Laundry Room, all wall mounts

Welcome to 40 Dover Ridge Place SE – such a lovely home! Bi-level with 3 bedrooms (2 up / 1 down) and 2 4pc bathrooms. Enjoy a sunny west-facing backyard with a huge deck for all your outdoor gatherings. Central Air Conditioning, double attached garage and a large storage shed located on a quiet cul-de-sac, perfect for peace and privacy. Step inside to find fresh paint and new vinyl flooring upstairs. The spacious kitchen has a large pantry and opens to the big deck—ideal for meals and entertaining. The front of the house features a large bay window that lets in tons of natural light. Most of the windows have been updated to vinyl for better efficiency. Downstairs, there’s an adaptable basement area with a bedroom, a full bath, and a large second living room with a cozy wood-burning stove. There’s also a wet bar area that’s ready for you to customize. Convenience is key with a laundry room that includes a washer, dryer, and 2nd fridge. The insulated double garage with alley access offers plenty of parking space. Close to Schools, shopping and transit. Stony/Deerfoot are mere minutes away.