

37 Douglas Ridge Green SE  
Calgary, Alberta

MLS # A2202441



**\$649,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,014 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** sauna, window coverings

Unveil the allure of 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 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. Reach out today to explore this remarkable home!