\$614,900 - 13094 Douglas Ridge Grove Se, Calgary

MLS® #A2206621

\$614,900

3 Bedroom, 3.00 Bathroom, 1,548 sqft Residential on 0.12 Acres

Douglasdale/Glen, Calgary, Alberta

OPEN HOUSE Sat April 5, 12-2pm... Welcome to this charming 3-bedroom, 2.5-bathroom home in the highly sought-after community of Douglasdale, offering a perfect blend of comfort, functionality, and modern upgrades. Situated on a large corner lot, this home is bathed in morning and afternoon sun, with a gorgeous maple tree in the backyard, creating a picturesque setting to enjoy outdoor living on the cedar deck, perfect for entertaining or relaxing. Inside, you'll find beautiful hardwood flooring throughout the main floor, where a spacious living room with a cozy fireplace provides a warm and inviting atmosphere. The adjacent dining area is ideal for family meals, while the well-appointed kitchen features a large island and pantry, offering ample space for cooking and storage. A convenient half-bathroom with a built-in laundry space completes this level. Upstairs, the primary suite is a true retreat with a 4-piece ensuite and walk-in closet, while two additional generously sized bedrooms share another 4-piece bathroom, perfect for family or guests. The finished basement extends the living space with a comfortable family room and a dedicated office, making it a great spot for relaxation, work, or hobbies. This home is thoughtfully upgraded with central air conditioning, a 50-gallon hot water tank, and premium Miele washer, dryer, and dishwasher, ensuring modern convenience. Additional upgrades include a new furnace and air conditioner, replaced and upgraded in 2023,







providing year-round comfort and efficiency. The roof and all eavestroughing were also replaced in 2016, offering peace of mind for years to come. The insulated and finished garage adds even more functionality. Living in Douglasdale means enjoying a vibrant, family-friendly neighbourhood with an abundance of amenities. Outdoor enthusiasts will love being steps away from Fish Creek Provincial Park, offering miles of scenic walking and biking trails, picnic areas, and breathtaking views of the Bow River. The community is home to the Douglasdale Golf Course, providing a beautifully maintained course for golf lovers. Families benefit from top-rated schools, playgrounds, and sports fields, making it a fantastic place to raise children. With easy access to Deerfoot Trail and 130th Avenue, commuting and daily errands are effortless, while the nearby Quarry Park and South Trail Crossing offer a wide selection of shopping, dining, and professional services. Whether you're looking for an active outdoor lifestyle, excellent schools, or convenient city access, Douglasdale has it all. This is an incredible opportunity to own a beautifully maintained home in one of Calgary's most desirable communitiesâ€"don't miss out on making it yours!

Built in 1998

Essential Information

MLS® # A2206621 Price \$614,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,548

Acres 0.12

Year Built 1998

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 13094 Douglas Ridge Grove Se

Subdivision Douglasdale/Glen

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 3C4

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener,

Garage Faces Front, Insulated

of Garages 2

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Walk-In

Closet(s), French Door

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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