

# \$740,999 - 13030 Douglas Ridge Grove Se, Calgary

MLS® #A2232855

**\$740,999**

4 Bedroom, 4.00 Bathroom, 1,622 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this cozy, thoughtfully and extensively renovated house exceptionally located in a prime area within the Douglas Glen/Douglasdale communities. Spanning over 2,278 square feet of total living space you will be welcomed on the main floor with vinyl plank flooring with spacious living room that has a large window. This living room with an accent wall seamlessly leads straight to the dining area and then to the open kitchen. Inspiring any chef, the brand new kitchen will grab your attentions with its sleek design and modern finishes. At your service will be a quartz countertop, stainless steel appliances, a large island, and cabinets offering plenty of pantry and storage space for any busy family. Next to the kitchen is the family room that offers you to unwind by relaxing next to the gas fireplace. Going upstairs, you will see the luxury vinyl plank flooring the leads to 3 good sized bedrooms, a 3-piece central bathroom, and an ensuite master bedroom and a walk-in closet. The master bedroom has a large window and walk-in closet and a barn door that leads to the bathroom that has a free standing tub for the much needed long relaxing bubble baths. The finished basement adds even more living space to this already impressive home, with one extra bedroom, 3-piece bathroom, and a versatile area that can be used as a recreation room, home gym, or media room. Whether you need extra space for guests or a place for the kids to play, the basement offers endless possibilities. Easy



access to Deerfoot Trail ensures a quick 15-minute drive to downtown Calgary for work or leisure. Don't miss out on this opportunity"schedule your private viewing today! Plumbing, Electrical, Building Permits are on hand!

Built in 1997

**Essential Information**

MLS® #	A2232855
Price	\$740,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,622
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	13030 Douglas Ridge Grove Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3H7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bookcases, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,
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Appliances	Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Entrance
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Comox Realty
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