

# \$649,900 - 3737 Douglas Ridge Way Se, Calgary

MLS® #A2209390

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,799 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

**\*\*New Pricing 10K Reduction\*\*** Looking for a fantastic upgraded home in the popular community of Douglasdale.... Well look no further because here it is..... Welcome to 3737 Douglas Ridge Way SE. As you walk up to the front entrance you will see an updated front door and porch with composite decking. Walking in you are greeted with hardwood floors that bring you past a large dining room perfect for any and all family get togethers. Following the hardwood floors you come to a great size sunny kitchen boasting upgraded stainless steel appliances and nook that is open to a cozy living room with fireplace. Perfect for summer BBQ season you have access to a sunny south facing deck right from the kitchen nook that extends this eating area. Wanting a little shade, wander over to the other side of the deck with privacy screens and seating area. Heading back into the home we venture upstairs where you will find a huge master bedroom with walk-in closet and four piece en-suite. Down the hall are two more bedrooms and a four piece bath. As we head to the basement you will find a great size rec room perfect for movie nights or watching your favourite sports team as well as a fourth bedroom and four piece bath. There has been many updates to this home over the past few years featuring newer vinyl windows, roof, fresh paint, furnace, hot water tank, basement flooring, A/C unit, and higher end appliances. Oh, I almost forgot, if a double attached garage with Epoxy flooring, natural gas tube



heating, TV, shelves and insulated is important to you.... well... guess what...you're in luck!! This amazing home has all of this as well. Don't miss this one and make this your new home today!

Built in 1997

### Essential Information

MLS® #	A2209390
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,799
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3737 Douglas Ridge Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z3C3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Secured
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	44
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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