

192 Douglas Ridge Green SE  
Calgary, Alberta

MLS # A2244615



**\$595,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vaulted Ceiling(s)		

<b>Inclusions:</b>	Shelving in the basement		
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Welcome to the desirable neighbourhood of Douglasdale! Here is your chance to live in a front-garage home on a quiet street with mature foliage and all the charm. Priced to sell, this 3 bed, 2.5 bath detached home has been well-maintained by the same owners for the last 24 years. Tons of windows means natural light fills the space and enhances the beautiful hardwood floors as you enter the welcoming grand front entrance. A formal dining room or sitting room rests off the entry way, steps from the open and inviting kitchen that walks out to a large back deck. The main floor also offers a half bathroom and full laundry room off the garage. The upstairs hosts the 3 bedrooms and 2 full bathrooms, while the unfinished basement awaits your touch. Enjoy AC and a fully insulated double garage to add more comforts year-round. While it needs some love and has original features, this home is ready for its next owners willing to make it their own. Cared for by diligent seniors who are moving on to the next stage of their lives, this home is well-loved and is being sold as meets the eye.