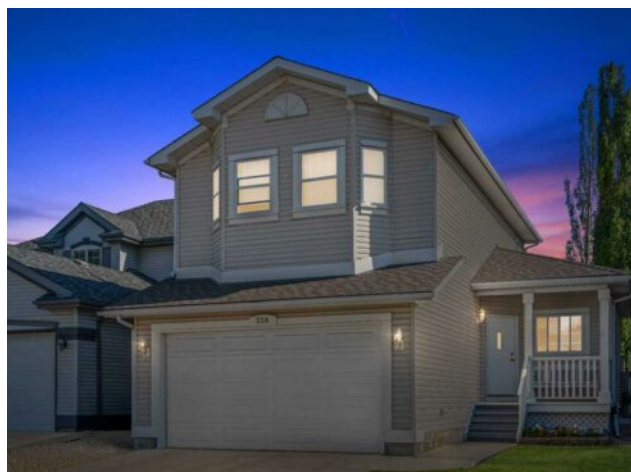


**228 Douglas Ridge Close SE  
Calgary, Alberta****MLS # A2252217****\$625,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air**Floors:** Carpet, Tile**Roof:** Asphalt**Basement:** Finished, Full**Exterior:** Mixed**Foundation:** Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** DISHWASHER (AS-IS), SHED IN THE BACKYARD, SHELVING AND BIKE HANGERS IN THE GARAGE

228 Douglas Ridge Close SE welcomes you with a blend of comfort, space, and an unbeatable location. Nestled in the family-friendly community of Douglasdale, this two-storey home offers easy access to the Bow River pathways, as well as great schools like Douglasdale School and Mountain Park School, and the shopping and dining hub of South Trail Crossing, which is a 5-minute drive away and has all the amenities you will need, like Walmart, Home Depot, and much more. The main level welcomes you with an airy living room filled with natural light, a functional kitchen featuring generous counter space, and a dining area that flows seamlessly into the deck and massive, oversized backyard. Upstairs, the primary suite offers both space and comfort with its own 3-piece ensuite, complemented by two additional bedrooms and a second full bathroom. The finished basement provides versatility with a large recreation room, a 4th bedroom (with a non-conforming egress window), and a convenient half bath. The property's standout feature is the expansive backyard, one of the larger ones in the area and a true oasis for gatherings, play, or quiet evenings outdoors. Important updates, including the professional removal of Poly-B piping, add confidence to your investment. A double attached garage with shelving and bike hangers, along with a fenced yard and shed, makes daily living practical and organized. Nearby, you'll find Douglasdale School and Mountain Park School, within short drives, along with grocery stores such as Real Canadian Superstore, Walmart, and Lina's Italian Supermercato. Dining and cafe options abound, from The Keg and Via Cibo to local favourites like Second Cup and Annie's Cafe, while Douglasdale Ball Park and the Bow River pathways invite you to enjoy the outdoors. Please use the

virtual tour to step inside and get a feel for the layout and flow of this inviting home. Call your favourite agent for your exclusive tour.