# \$688,000 - 340 Douglas Ridge Green Se, Calgary

MLS® #A2241056

## \$688,000

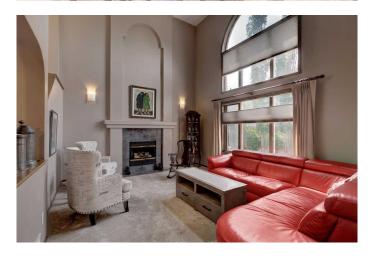
4 Bedroom, 4.00 Bathroom, 1,951 sqft Residential on 0.11 Acres

Douglasdale/Glen, Calgary, Alberta

Pride of Ownership Is Evident Throughout This Beautifully Maintained Family Home. Situated on a QUIET STREET in the Desirable Community of Douglasdale. As you Enter the Home you will Find BEAUTIFUL HARDWOOD FLOORS Providing Warmth and Character. Wonderful Floor Plan with DRAMATIC 2 Storey GREAT ROOM with SOARING CEILINGS and STUNNING WINDOW and FIREPLACE DETAIL. Separate FORMAL DINING ROOM / FLEX ROOM is Located at the Front of the Home. Large OPEN KITCHEN with Pantry and Good Size Island. Spacious Eating Area with Garden Doors to the Backyard. Main floor Laundry and 2 Pce. Powder Room Complete the Main Floor. FABULOUS LOFT/Den with OPEN RAILING Overlooks the Great Room, Perfect for a Quiet Reading Area or Office/Computer Room. LARGE PRIMARY SUITE Has 4 Pce. Bath with JETTED TUB and SEPARATE SHOWER, Plus Walk-In Closet. 2 Additional Large Bedrooms and a 4 Pc. Bathroom Complete This Level. The Basement is Fully Finished with Cozy Family Room, 4th Bedroom (non-Legal Egress), Office /Computer Room, 4 Pce. Bathroom and Good Size Storage Room. With MANY UPGRADES Over the Years, Including High Efficiency Furnace, Central Air, Carpeting, Roof and Deck, This Home is in MOVE-IN CONDITION. The Backyard Provides Your Own PRIVATE OASIS, Surrounded by Beautiful MATURE TREES and Has a Sunny South Exposure. The Newer







Deck Has a CORNER PERGOLA and PRIVACY SCREEN. Step Down to a PAVER PATIO with NATURAL GAS BarBQ HOOK UP. IDEALLY LOCATED Near Schools, Parks, Playgrounds and Public Transportation. Just Minutes to SOUTH TRAIL CROSSING For All your Shopping and Dining Needs. Quick Access to Major Routes Including Deerfoot and Stoney Trail.

Built in 1997

### **Essential Information**

MLS® # A2241056 Price \$688,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,951 Acres 0.11

Year Built 1997

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## Community Information

Address 340 Douglas Ridge Green Se

Subdivision Douglasdale/Glen

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 2Z9

## **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal

Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In

Closet(s), Track Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer, Water

Softener, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Mantle, Glass Doors

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Private, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 21st, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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