

# \$699,990 - 13030 Douglas Ridge Grove Se, Calgary

MLS® #A2232855

**\$699,990**

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          | \$699,990   |
| 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, |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 45              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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