



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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192 Douglas Ridge Green SE  
Calgary, Alberta

MLS # A2244615

**\$594,900**

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

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

**Inclusions:** Shelving in the basement

Whether you're a first-time buyer or growing your family, this home offers the comfort, location, and potential you've been searching for! Welcome to the highly desirable and family-oriented community of Douglasdale. This charming 3-bedroom, 2.5-bathroom detached home is nestled on a quiet cul-de-sac—perfect for families seeking privacy, safety, and a strong community feel that the same owners have felt for the past 24 years. Step into a grand front entrance with rich hardwood floors and an abundance of natural light flowing through large windows, creating a bright and inviting atmosphere. Just off the entryway, you'll find a versatile formal dining or sitting room—ideal for hosting, playtime, or a home office. The spacious kitchen flows seamlessly to the back deck, where you'll enjoy a fully fenced and private backyard shaded by mature trees—perfect for outdoor entertaining, family fun, or peaceful evenings. The main floor also offers a half bath and a full laundry room with direct access to a fully insulated double garage. Upstairs features three generously sized bedrooms, including a primary suite with a private ensuite, plus an additional full bath. The unfinished basement is ready for your vision—whether it's a playroom, gym, or media space. Stay cool with central A/C and enjoy the tranquility of living on one of the most family-friendly streets in Douglasdale. Located close to schools, parks, shopping, and major commuter routes, this home checks all the boxes!