

\$739,000 - 32 Douglas Ridge Green Se, Calgary

MLS® #A2234719

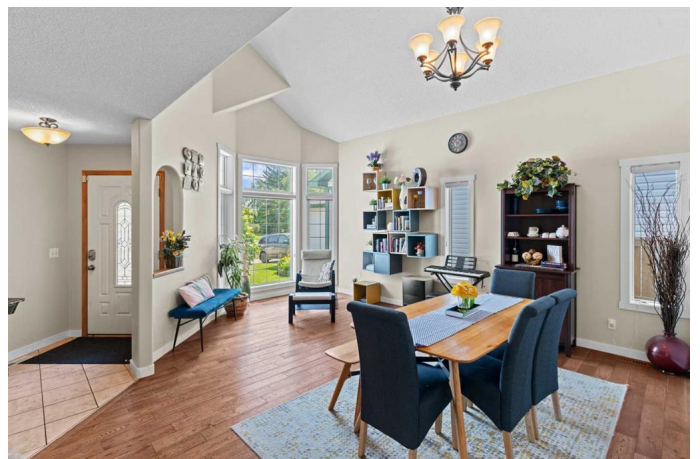
\$739,000

4 Bedroom, 4.00 Bathroom, 1,803 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

Freshly painted and beautifully maintained, this energy-efficient family home offers over 2,723 sq ft of developed living space in one of Calgary's most sought-after communities—just steps from the Bow River, Fish Creek Park, schools, playgrounds, and sports fields. Enjoy near-zero electricity bills with a 4.92 kW solar panel system that produces up to 6,700 kWh annually, along with a new water softener providing clean, softened water throughout the home. Inside, you're welcomed by soaring ceilings, engineered hardwood flooring, a formal living and dining area, and custom LED pot lights with adjustable colour settings to match any mood. The chef-inspired kitchen, renovated in 2015 with over \$70K in upgrades, features modern grey cabinetry, Silestone countertops, subway tile backsplash, undercabinet lighting, high-end stainless steel appliances including a gas range with electric double oven, a beverage fridge, and a spacious island with ample storage. The bright breakfast nook opens to a sunny west-facing backyard with a deck—perfect for summer BBQs. The cozy family room features a stone-faced fireplace and custom-built-in cabinets, creating a warm and inviting space, while a practical mudroom/laundry area and half-bath complete the main floor. Upstairs, the property offers three spacious bedrooms, including a large primary suite with a 4-piece en-suite bathroom and a walk-in closet, as well as a shared full bathroom. The fully finished basement



features a large recreation room with a dry bar and a beverage fridge, a second fireplace, a fourth bedroom, a full bathroom, and a workshop area with built-in cabinetry and sink. With thoughtful updates throughout and pride of ownership evident, this exceptional home is a rare opportunity. Call your Real Estate Agent today to book a private viewing.

Built in 1996

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2234719 |
| Price | \$739,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,803 |
| Acres | 0.09 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 32 Douglas Ridge Green Se |
| Subdivision | Douglasdale/Glen |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 2T2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Masonry |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line, Other |
| Lot Description | Few Trees, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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