

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

MLS® #A2234719

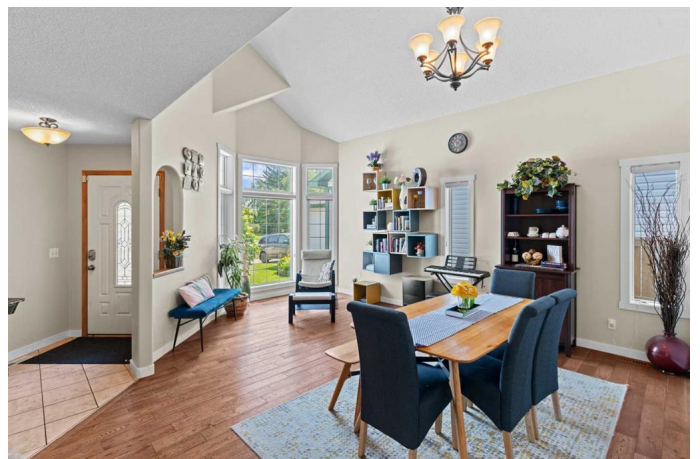
**\$739,000**

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	21
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.