

\$695,000 - 32 Douglas Ridge Green Se, Calgary

MLS® #A2246434

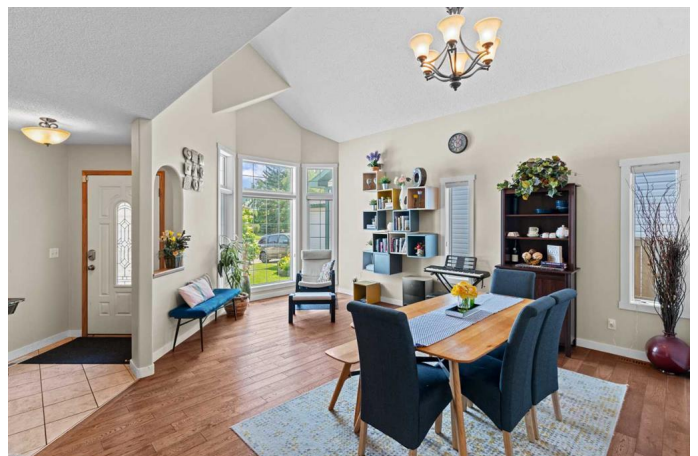
\$695,000

4 Bedroom, 4.00 Bathroom, 1,803 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

Watch the 3D and virtual Tour 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. Explore the Video Virtual Tour on YouTube by searching MLS® #A2246434. Call today to book a private viewing.

Built in 1996

Essential Information

MLS® #	A2246434
Price	\$695,000
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 August 6th, 2025

Days on Market 8

Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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