

# \$749,000 - 13 Douglas Ridge Close Se, Calgary

MLS® #A2238318

**\$749,000**

5 Bedroom, 4.00 Bathroom, 1,765 sqft  
Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

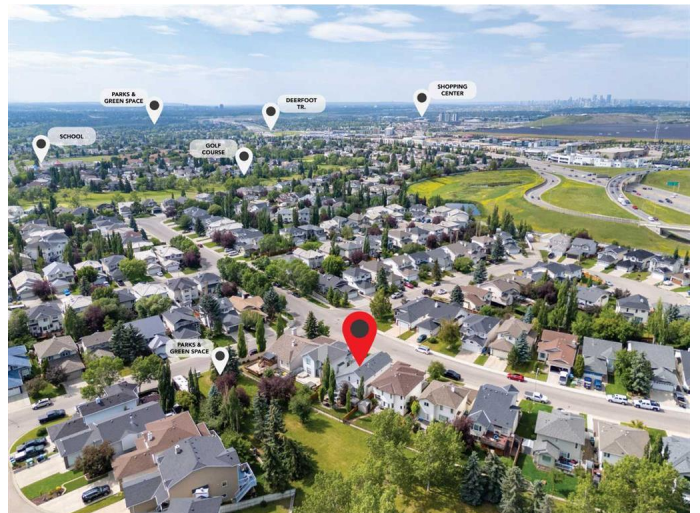
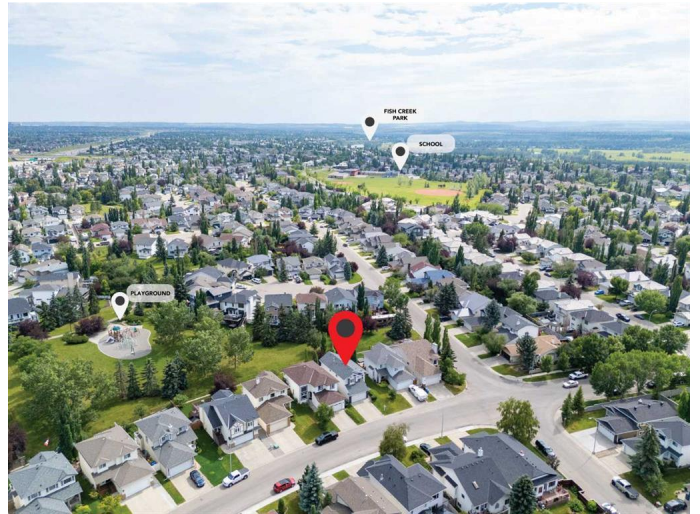
Welcome to this beautifully maintained 3+2 bedroom, 3.5 baths, 2-storey family home, ideally located in the heart of Douglasdale—backing onto lush green space and picturesque walking paths. Offering over 2,735 sq. ft. of comfortable, well-designed living space, this home combines functionality, warmth, and natural beauty in one perfect package.

Step inside to soaring vaulted ceilings and durable laminate flooring throughout the main level. The open-concept kitchen, dining, and family room layout is ideal for everyday living and entertaining. The kitchen features granite countertops, stainless steel appliances, maple cabinetry, and a cozy breakfast nook with direct access to the south-facing backyard and large deck with Hot tub—perfect for sunny morning coffee or evening dips.

Upstairs, you'll find a spacious primary bedroom retreat with a 4-piece ensuite, including a deep soaker tub for relaxing after a long day. Two additional generously sized bedrooms and a full 4-piece bath complete the upper level, with an open landing that offers a beautiful view down to the main floor.

The fully finished basement adds even more space, with two additional bedrooms, a 3-piece bathroom, and a large theatre or recreation room—perfect for movie nights, game days, or a play area for kids.

The private, sun-filled south-facing backyard is a true highlight, featuring a large deck, stone patio, mature trees, and direct access to green



space and a walking path.

Located close to schools, public transportation, shopping, and all the amenities your family needs, this home offers the perfect blend of comfort, space, and location.

Don't miss your chance to own this Douglasdale gem!

Built in 1993

### Essential Information

MLS® #	A2238318
Price	\$749,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,765
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	13 Douglas Ridge Close Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2z2m4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Humidifier, Microwave, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Humidity Control, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Insert
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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