

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

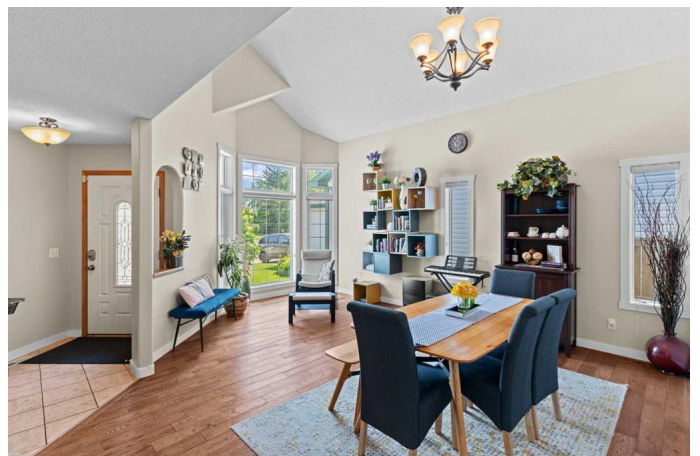
MLS® #A2246434

**\$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 11

Zoning R-CG

## Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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