



GRASSROOTS
REALTY GROUP

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**96 Douglas Ridge Close SE
Calgary, Alberta**

MLS # A2224917



\$709,900

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,215 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

****OPEN HOUSE SATURDAY MAY 31 FROM 12 NOON TO 2PM****Welcome to this fully renovated 5-bedroom, 4-bathroom home offering over 2,310 sq. ft. of thoughtfully designed living space! This stunning 4-level split home was extensively upgraded in 2025, featuring a brand-new kitchen, new flooring throughout, quartz countertops, and fully renovated bathrooms —delivering a fresh, modern living experience. The main floor boasts a spacious and stylish kitchen with ample cabinetry, quartz countertops, and an open-concept design that flows into the dining and living areas—ideal for family life and entertaining. You’ll also find a convenient laundry area on the main floor for added practicality. Upstairs offers a spacious primary bedroom with a private ensuite, two additional bedrooms, and a full bathroom. The lower level is perfect for extended family or rental potential, featuring a second kitchen, a fourth bedroom, a full bathroom, a separate laundry, a cozy family room with a gas fireplace, and allowing for independent living arrangements. The professionally developed basement includes a fifth bedroom, an additional full bathroom, and a large entertainment or recreation space—perfect for a home theater, gym, or playroom. Key Features & Upgrades: • Full renovation in 2025: new kitchen, flooring, quartz countertops, and bathrooms. • Two separate laundry areas (main floor and lower level) • No Poly-B piping—fully upgraded plumbing in 2025 • New Air Conditioner , Exterior Wall Replacement in 2023 • Triple-pane window on the main floor; all other windows are double-pane in 2022 • New roof, whole Garage system (track, opener, receiver....) and door replaced in 2022 • Hot water tank and furnace replaced in 2019 • Low-maintenance landscaping in both the front and backyards

Move-in ready with excellent value—great to live in, great to invest in!