



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**32 Douglas Ridge Green SE
Calgary, Alberta**

MLS # A2246434



\$695,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Level, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: N/A

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. Call your Real Estate Agent today to book a private viewing.

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