



**GRASSROOTS**  
REALTY GROUP

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**136 DOUGLAS RIDGE Green SE**  
**Calgary, Alberta**

**MLS # A2254551**



**\$864,900**

|                  |                                                       |               |                  |
|------------------|-------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Douglasdale/Glen                                      |               |                  |
| <b>Type:</b>     | Residential/House                                     |               |                  |
| <b>Style:</b>    | 2 Storey                                              |               |                  |
| <b>Size:</b>     | 2,160 sq.ft.                                          | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                                                     | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway   |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                             |               |                  |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Landscaped, Standard Shaped Lot |               |                  |

|                    |                                                                                                                                                                              |                   |                  |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|
| <b>Heating:</b>    | Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Water                                                                                               | <b>Water:</b>     | Air, Natural Gas |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl                                                                                                                                        | <b>Sewer:</b>     | -                |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                              | <b>Condo Fee:</b> | -                |
| <b>Basement:</b>   | Full, Suite                                                                                                                                                                  | <b>LLD:</b>       | -                |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Siding                                                                                                                                             | <b>Zoning:</b>    | R-1              |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                              | <b>Utilities:</b> | -                |
| <b>Features:</b>   | Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Track Lighting, Vinyl Windows, Walk-In Closet(s) |                   |                  |
| <b>Inclusions:</b> | n/a                                                                                                                                                                          |                   |                  |

**BRAND NEW HOME | LEGAL 1 BEDROOM BASEMENT SUITE| 2159.77 SQ FT |SIDE ENTRANCE | 9 FT UPPER FLOOR CEILING | RARE OPPORTUNITY** I Welcome to 136 DOUGLAS RIDGE GREEN SE As you step inside, you're greeted by a bright, open-concept main floor that blends style and functionality. The designer kitchen is a chef's dream, boasting gleaming granite countertops, a gas range, upgraded stainless steel appliances, and elegant cabinet crown molding extending to the ceiling—a perfect blend of functionality and luxury. The open-concept living space is highlighted by a stunning accent TV wall, ideal for cozy nights. Your primary bedroom is a true retreat with a spa-like 4-piece ensuite, offering a private sanctuary to unwind. But that's not all! This home features a **FULLY LEGAL, 1-bedroom basement legal suite**, making it an incredible investment property or immediate mortgage helper! Outside, enjoy your fenced and professionally landscaped yard, complete with a deck. The rear of the home opens into an expansive kitchen, dining nook, and great room. A beautiful and spacious 4-bedroom home, designed for modern family living in the highly sought-after community of Douglas dale. With its inviting open-concept layout, impressive design details, and exceptional functionality, this home offers the perfect combination of style and comfort. As you step inside, you'll be greeted by a bright and airy great room and dining area, ideal for both everyday living. The well-appointed kitchen is a true highlight, featuring a large central island, perfect for gathering with family and friends. High-end finishes include ceiling-height cabinetry, under-cabinet LED lighting, soft-close doors, and 2-drawer pullouts, adding convenience to your cooking space. A walk-through pantry leads to a mudroom that seamlessly connects to the

kitchen&mdash;ensuring everything is within easy reach. The kitchen serves as the heart of this level, featuring a large island and ample storage to meet your culinary needs, while natural light floods the living areas, creating a warm and welcoming environment for entertaining or everyday life. Upstairs, the second floor is designed as a private retreat for your family, offering three spacious bedrooms and a conveniently located laundry room. Luxurious Primary Suite: Retreat to the primary bedroom, highlighted by a generous walk-in closet, and a spa-like ensuite bathroom. Additional Bedrooms: Two well-appointed bedrooms provide ample space for family, guests, or a home office setup. Don&rsquo;t miss your opportunity to own this exceptional house in Douglas dale!!!