



GRASSROOTS
REALTY GROUP

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

28 Douglas Ridge Green SE
Calgary, Alberta

MLS # A2273273



\$659,000

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Impeccably maintained both inside & out with the finest attention to detail, this ideal family home is spectacular! Located on a large WEST BACK YARD with CENTRAL AIR CONDITIONING, FULLY FINISHED BASEMENT & DOUBLE ATTACHED GARAGE, in the sought after community of Douglasdale. Located on a quiet crescent, this home offers 3,000sqft of exquisite living space & all the upgrades & luxury you can imagine. You are welcomed into the home by a covered front veranda. The main level offers luxury vinyl plank flooring & updated lighting fixtures throughout, with an open floor plan. The organized laundry room/mudroom is perfect to accommodate a busy family. The kitchen boasts upgraded stainless steel appliances, white and bright cabinetry, breakfast nook & centre island breakfast bar. The glass door of the kitchen perfectly connects indoor/outdoor entertaining spaces regardless of rain or shine. The upper floor has new carpets throughout. You'll find a master retreat like no other, featuring an intimate bedroom, bright windows, 5 piece ensuite & walk-in closet, that will be the envy of all your friends. Two additional upstairs bedrooms have their own 4-piece bathroom. The lower level also has new carpet & consists of an open Rec Room, wet bar, 4th bedroom, home office & a full 3-piece bathroom. The double garage is perfect for cold winter mornings. Also included is a professionally landscaped backyard with high end AstroTurf for a maintenance free summer. This home is across the street from a green space, walking paths, and just a short walk to Douglasdale School. Recent upgrades include HIGH EFFICIENT FURNACE (2025), HOT WATER TANK (2020), FRIDGE DISHWASHER, STOVE (2021-2023) LUXURY VINYL PLANK FLOORING AND CARPET (2023) LIGHTING FIXTURES (2023)

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