

# \$869,900 - 136 Douglas Ridge Green Se, Calgary

MLS® #A2239516

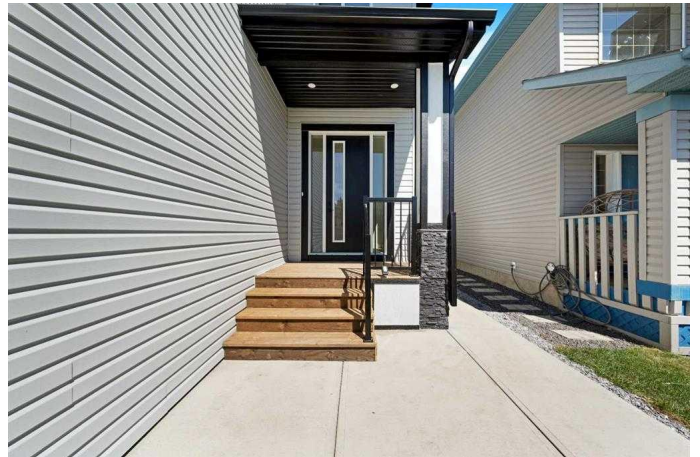
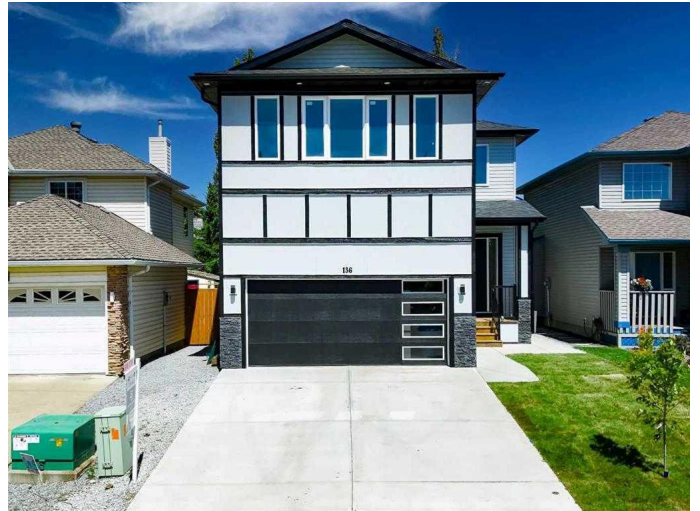
**\$869,900**

4 Bedroom, 4.00 Bathroom, 2,160 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

BRAND NEW HOME | LEGAL 1 BEDROOM BASEMENT SUITE| 2159.77 SQ FT |SIDE ENTRANCE | 9 FT UPPER FLOOR CEILING | RARE OPPORTUNITY | Welcome to 136 DOUGLAS RIDGE GREEN SE As you step inside, youâ€™re greeted by a bright, open-concept main floor that blends style and functionality. The designer kitchen is a chefâ€™s dream, boasting gleaming granite countertops, a gas range, upgraded stainless steel appliances, and elegant cabinet crown molding extending to the ceilingâ€”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, youâ€™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 kitchenâ€”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. Donâ€™t miss your opportunity to own this exceptional house in Douglas dale!!!

Built in 2025

Essential Information

MLS® #	A2239516
Price	\$869,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,160
Acres	0.09
Year Built	2025
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	136 Douglas Ridge Green Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2T3

### Amenities

Utilities	Cable Available, Fiber Optics Available
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Drive Through
# of Garages	2

### Interior

Interior Features	Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, ENERGY STAR Qualified Refrigerator
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Playground
Lot Description	Back Yard, Few Trees, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 13th, 2025  
Days on Market            2  
Zoning                      R-1

**Listing Details**

Listing Office              Coldwell Banker YAD Realty

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