

# \$864,000 - 136 Douglas Ridge Green Se, Calgary

MLS® #A2254551

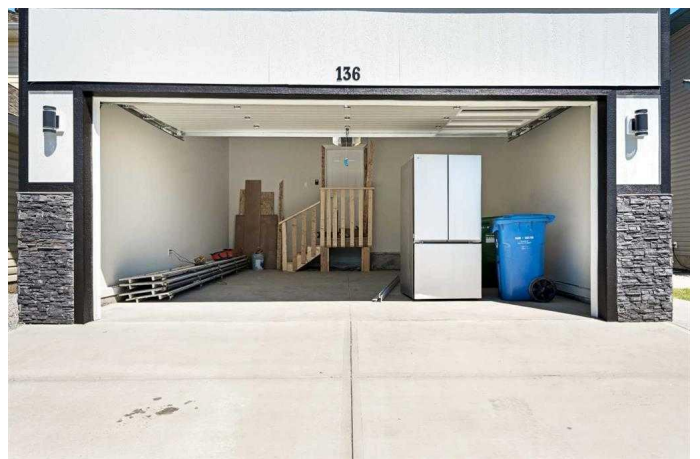
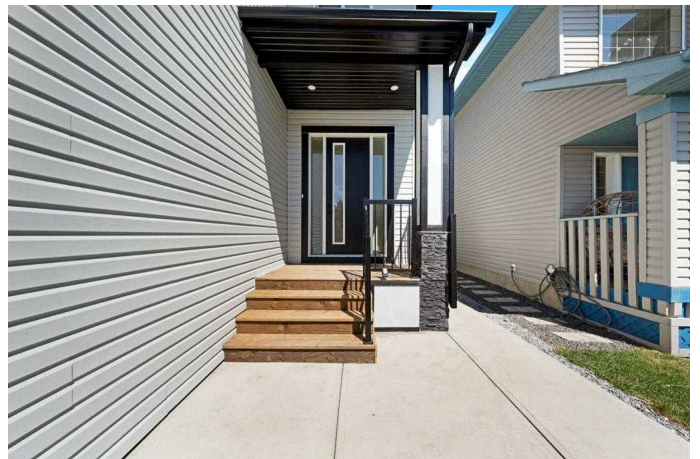
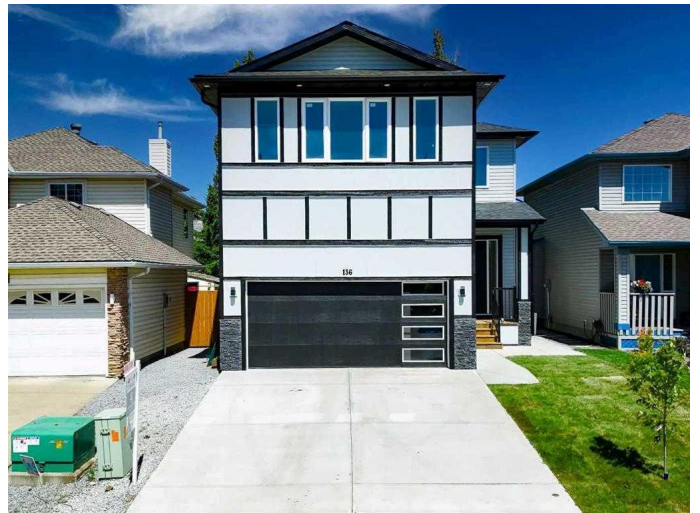
**\$864,000**

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 kitchen—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't miss your opportunity to own this exceptional house in Douglas dale!!!

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254551    |
| Price          | \$864,000   |
| 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

|                |                                                     |
|----------------|-----------------------------------------------------|
| Parking Spaces | 4                                                   |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway |
| # 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 Range, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked |
| Heating           | Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas                                                                                           |
| Cooling           | None                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | 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    | September 5th, 2025 |
| Days on Market | 16                  |
| Zoning         | R-1                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.