

\$709,900 - 96 Douglas Ridge Close Se, Calgary

MLS® #A2224917

\$709,900

5 Bedroom, 4.00 Bathroom, 1,215 sqft
Residential on 0.10 Acres

Douglasdale/Glen, Calgary, Alberta

****OPEN HOUSE SATURDAY MAY 31 FROM 12 NOON TO 2PM**** Welcome to this fully renovated 5-bedroom, 4-bathroom home offering over 2,310 sq. ft. of thoughtfully designed living space!

This stunning 4-level split home was extensively upgraded in 2025, featuring a brand-new kitchen, new flooring throughout, quartz countertops, and fully renovated bathrooms â€”delivering a fresh, modern living experience.

The main floor boasts a spacious and stylish kitchen with ample cabinetry, quartz countertops, and an open-concept design that flows into the dining and living areasâ€”ideal for family life and entertaining. Youâ€™™ll also find a convenient laundry area on the main floor for added practicality.

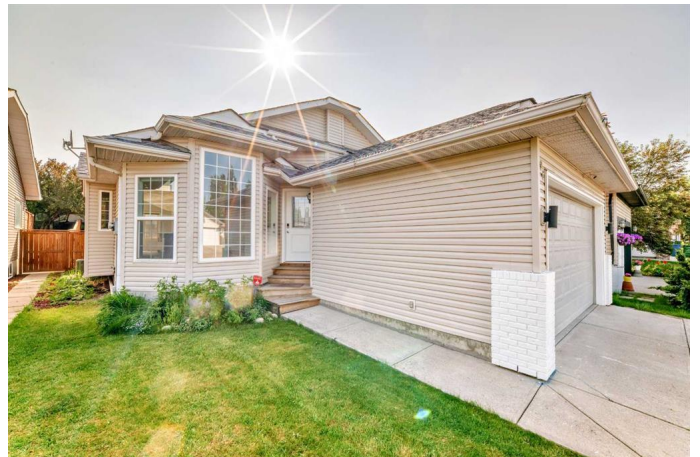
Upstairs offers a spacious primary bedroom with a private ensuite, two additional bedrooms, and a full bathroom.

The lower level is perfect for extended family or rental potential, featuring a second kitchen, a fourth bedroom, a full bathroom, a separate laundry, a cozy family room with a gas fireplace, and allowing for independent living arrangements.

The professionally developed basement includes a fifth bedroom, an additional full bathroom, and a large entertainment or recreation spaceâ€”perfect for a home theater, gym, or playroom.

Key Features & Upgrades:

â€¢ Full renovation in 2025: new kitchen,



flooring, quartz countertops, and bathrooms.

â€¢ Two separate laundry areas (main floor and lower level)

â€¢ No Poly-B pipingâ€”fully upgraded plumbing in 2025

â€¢ New Air Conditioner , Exterior Wall Replacement in 2023

â€¢ Triple-pane window on the main floor; all other windows are double-pane in 2022

â€¢ New roof, whole Garage system (track, opener, receiver....) and door replaced in 2022

â€¢ Hot water tank and furnace replaced in 2019

â€¢ Low-maintenance landscaping in both the front and backyards

Move-in ready with excellent valueâ€”great to live in, great to invest in!

Built in 1994

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2224917 |
| Price | \$709,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,215 |
| Acres | 0.10 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 96 Douglas Ridge Close Se |
| Subdivision | Douglasdale/Glen |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z3M2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air, Full |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Rectangular Lot, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Concrete |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 64 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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