

# \$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 – 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 areas – ideal for family life and entertaining. You™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 space – perfect for a home theater, gym, or playroom.

**Key Features & Upgrades:**

• 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 | 72             |
| Zoning         | R-CG           |

### Listing Details

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

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