

136 DOUGLAS RIDGE Green SE
Calgary, Alberta

MLS # A2243539



\$869,900

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| Division: | Douglasdale/Glen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,160 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Driveway | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Landscaped, Standard Shaped Lot | | |

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| Heating: | Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Water | Water: | Air, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Siding | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Track Lighting, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

BRAND NEW HOME | LEGAL 1 BEDROOM BASEMENT SUITE| 2159.77 SQ FT |SIDE ENTRANCE | 9 FT UPPER FLOOR CEILING | RARE OPPORTUNITY I Welcome to 136 DOUGLAS RIDGE GREEN SE As you step inside, you're greeted by a bright, open-concept main floor that blends style and functionality. The designer kitchen is a chef's dream, boasting gleaming granite countertops, a gas range, upgraded stainless steel appliances, and elegant cabinet crown molding extending to the ceiling—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, you'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!!!