

# \$712,000 - 85 Douglas Ridge Circle Se, Calgary

MLS® #A2222125

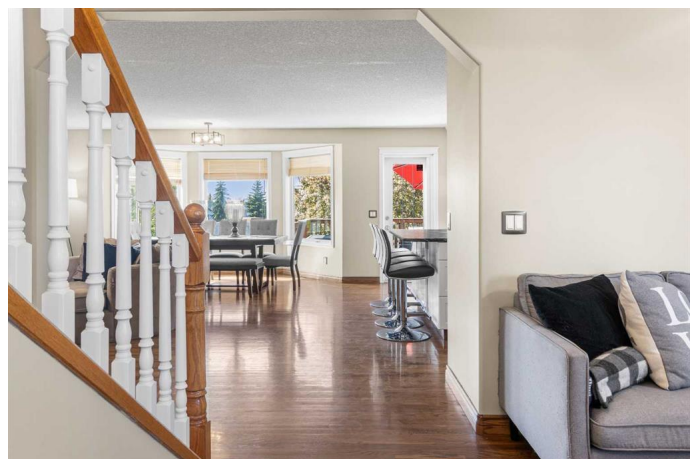
**\$712,000**

4 Bedroom, 4.00 Bathroom, 1,936 sqft

Residential on 0.09 Acres

Douglasdale/Glen, Calgary, Alberta

Superb value for a newly painted 2-story home in Douglasdale boasting four bedrooms, 3.5 bathrooms, and over 2,695 SQFT of usable space. This home includes oak hardwood floors and a renovated white kitchen complete with glass cabinets, pot drawers, pull-down tap, deep sink and an oversized kitchen island (with a ton of storage and extra island plugs) - all with Black Mamba granite! The high-end Miele stainless steel appliances include a hood fan, an induction built-in cooktop, a built-in oven and steamer/microwave, fridge/freezer combinations, and a Whirlpool dishwasher. Enjoy a spacious, open-concept family room with a gas fireplace (stone/granite), a flex room (den, office, or formal dining area), and a main-level laundry room with ample storage and cabinets, featuring a Miele washer/dryer with pedestals. There are upgraded lighting fixtures, dimmers, a Nest thermostat, extra-large baseboards, and finishing work, including rounded corners and a fully tiled half bath. The upper level features a generous bonus room (18' x 16') with vaulted ceilings, two skylights, and a built-in entertainment unit. Upstairs are three large bedrooms with built-in closet organizers and two full baths (deep soaker tub), including a master suite with a 4-piece ensuite and his and her walk-in closets. The fully finished basement with 9-foot ceilings provides an additional bedroom, a 3-piece bath, an open recreation area, and ample storage. Walk through the phantom door to the south-facing, treed backyard,



featuring a hose bib and a large, maintenance-free composite deck, perfect for outdoor entertaining. The shingles were replaced in 2021, and you have a large 18' x 24' garage with a mandoor and keypad convenience. You have everything you need within minutes, as you are conveniently located near 130th Avenue with schools, shopping, and parks! Come check it out!

Built in 1997

**Essential Information**

MLS® #	A2222125
Price	\$712,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,936
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	85 Douglas Ridge Circle Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3B7

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated

# of Garages 2

## Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Chandelier

Appliances Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Stone

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard, Storage

Lot Description City Lot, Few Trees, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 30th, 2025

Days on Market 37

Zoning R-CG

## Listing Details

Listing Office CIR 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.