

# \$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	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Wood

### Additional Information

Date Listed	May 27th, 2025
Days on Market	42
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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