



GRASSROOTS
REALTY GROUP

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76 Douglas Ridge Close SE
Calgary, Alberta

MLS # A2335520



\$599,999

Division:	Douglasdale/Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,427 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, No Back Lane		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Ceiling Fan(s), Closet Organizers, No Smoking Home, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Stove, Fridge, Microwave(hood fan), Dishwasher, Washer & Dryer, Deep Freezer(Basement)

Welcome to 76 Douglas Ridge Close SE! This beautifully maintained bungalow offers over 2,600 sq. ft. of developed living space with 4 bedrooms, 3 full bathrooms, and a double attached garage in the heart of Douglasdale. Thoughtfully cared for and move-in ready, this home offers a functional layout with plenty of space for families, entertaining, or simply enjoying everyday life. The bright and inviting main floor features spacious living and dining areas, a well-appointed kitchen with ample cabinetry and workspace, and a comfortable primary retreat with a private ensuite. Downstairs, the fully finished basement extends your living space with a large family room, one additional bedroom, a full bathroom, and the added warmth of a second gas fireplace—giving you two cozy gathering spaces to enjoy throughout the home. Step outside to a beautifully landscaped, fully fenced backyard with a large patio, mature trees, and plenty of room to relax, entertain, or let the kids and pets play. Located just minutes from Douglasdale Golf Course, the Bow River pathway system, parks, schools, shopping, and restaurants, with quick access to Deerfoot and Stoney Trail, this home offers the perfect combination of comfort, convenience, and an exceptional southeast Calgary lifestyle.