



**GRASSROOTS**  
REALTY GROUP

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**136 Douglas Ridge Green SE**  
**Calgary, Alberta**

**MLS # A2347444**



**\$829,900**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Douglasdale/Glen                                                          |               |                  |
| <b>Type:</b>     | Residential/House                                                         |               |                  |
| <b>Style:</b>    | 2 Storey                                                                  |               |                  |
| <b>Size:</b>     | 2,173 sq.ft.                                                              | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Drive Through, Driveway, Front Drive, Garage Door |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Landscaped, Standard Shaped Lot                     |               |                  |

|                    |                                                                                                                                                             |                   |                  |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|
| <b>Heating:</b>    | Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s)                                                                                     | <b>Water:</b>     | Air, Natural Gas |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                                                                                                 | <b>Sewer:</b>     | -                |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                             | <b>Condo Fee:</b> | -                |
| <b>Basement:</b>   | Full                                                                                                                                                        | <b>LLD:</b>       | -                |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Siding                                                                                                                            | <b>Zoning:</b>    | R-CG             |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                             | <b>Utilities:</b> | -                |
| <b>Features:</b>   | Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Track Lighting, Vinyl Windows, Walk-In Closet(s) |                   |                  |
| <b>Inclusions:</b> | N/A                                                                                                                                                         |                   |                  |

Welcome to this BRAND NEW BUILT HOME with a LEGAL SUITE located in the desirable community of Douglasdale. This thoughtfully designed, two-storey home offers the perfect balance of MODERN DESIGN, EVERYDAY COMFORT, and HIGH-END FINISHES. The main level is flooded with tons of NATURAL LIGHT and features an inviting layout that effortlessly connects the living, dining and kitchen space. At the center of it all is a BEAUTIFULLY FINISHED KITCHEN equipped with GRANITE COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES, CEILING-HEIGHT CABINETRY WITH CROWN MOULDING, UNDER-CABINET LIGHTING, and a LARGE ISLAND. A WALK-THROUGH pantry leads directly to the mudroom, adding convenience and extra storage, while the custom feature wall in the living room creates a stylish focal point for relaxing or hosting guests. The upper level has been functionally designed, featuring a spacious FAMILY ROOM, 3 GENEROUSLY SIZED BEDROOMS, along with a conveniently located LAUNDRY ROOM. The spacious PRIMARY retreat features a WALK-IN CLOSET and a beautifully appointed 5-PIECE ENSUITE, creating the perfect place to recharge. Two additional bedrooms provide flexibility for children, guests, or a home office. Moving into the LEGAL BASEMENT SUITE, you will find a fully equipped KITCHEN, an open rec room area, as well as a SPACIOUS bedroom and bathroom with SEPARATE LAUNDRY. Step outside to enjoy a landscaped and fully fenced backyard complete with a spacious DECK—perfect for summer barbecues, outdoor dining, or simply unwinding at the end of the day. Whether you're searching for a forever family home or an investment opportunity with built-in rental income, this property delivers exceptional value. Combining quality finishes, functional spaces, and a sought-after

Douglasdale location, this is a home you'll be proud to own. Book your showing today!