

# \$729,900 - 85 Douglas Ridge Circle Se, Calgary

MLS® #A2222125

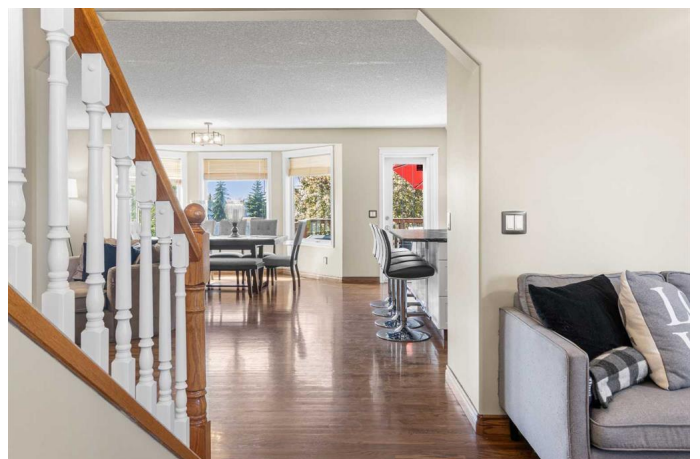
**\$729,900**

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, and fridge/freezer combinations, as well as 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 corner beads and a fully tiled half bath. The upper level features a generous bonus room (18' x 16') with vaulted ceilings and two skylights, as well as a built-in entertainment unit. Upstairs are 3 large bedrooms with built-in closet organizers and 2 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          | \$729,900   |
| 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, Chandelier, 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)

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, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 30th, 2025

Days on Market 18

Zoning R-CG

## Listing Details

Listing Office CIR Realty

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