

\$779,900 - 309 Douglas Ridge Place Se, Calgary

MLS® #A2255268

\$779,900

3 Bedroom, 3.00 Bathroom, 1,966 sqft
Residential on 0.19 Acres

Douglasdale/Glen, Calgary, Alberta

* Open House SUNDAY 11am-2pm *

Welcome to 309 Douglas Ridge Place SE, presented by the ORIGINAL owner. This RARE GEM is tucked in on a quiet CUL-DE-SAC in Douglasdale, set on a LARGE, beautifully LANDSCAPED, PIE-SHAPED lot that backs onto GREENSPACE, MATURE TREES and a PARK - an outdoor setting that is both private and family-friendly. With 3 bedrooms, 2.5 bathrooms and over 1900sq ft, with a DOUBLE ATTACHED GARAGE, this home has been lovingly maintained and thoughtfully UPGRADED (over \$170k worth) throughout main living areas. From the moment you step inside, you'll notice the TIMELESS UPGRADES and style. A GLASS PANEL custom STAIRCASE and statement CHANDELIER in the foyer set an elegant tone.

The main floor showcases LVP (luxury vinyl plank) flooring, a soft cream palette, and a BEAUTIFUL kitchen with BOLD GRANITE counters, tile backsplash, UPGRADED appliance package; Miele Dishwasher, Samsung Induction Range, 4 door Samsung Refrigerator, built in microwave, custom cabinets with soft close drawers, tile backsplash, under cabinet lighting, plenty of storage, upgraded fixtures, and a bright breakfast nook framed by large windows with up-down blinds. The adjoining living room offers a warm and inviting space, centered around a STONE-finished gas FIREPLACE, custom WALL CLOCK and WINE RACK



FEATURE (included in the sale!). The well-designed floorplan also includes main floor laundry, a half bath, and additional storage between the hallway and laundry room. Step outside to a SPACIOUS DECK that extends your living area into the outdoors. The BACKYARD is truly a RARE FIND “ Situated on a GENEROUS PIE LOT, meticulously landscaped and family / pet friendly, with mature trees, a lush lawn, and fully fenced “ endless room for kids to play, pets to run, and gatherings with friends and family. BEYOND the FENCE, the GREENSPACE, Trees and PARK provide a natural backdrop while keeping all the activity within view. Whether hosting on the deck or unwinding in the quiet of this private setting, the yard is just one of the home’s DESIREABLE and UNIQUE FEATURES. Upstairs you’ll find THREE generously sized BEDROOMS and TWO four-piece bathrooms, one enhanced by a SKYLIGHT that fills the space with natural light. The spacious primary retreat includes a custom built-in shelving, custom closet organizers, and a BEAUTIFULLY UPGRADED ENSUITE with marble counters, DOUBLE vanities framed by BACKLIT heated MIRRORS, and a large WALK in SHOWER with CUSTOM tile and flooring. LARGE picture WINDOWS with up-down blinds complete the room, balancing NATURAL light with privacy. The BASEMENT is a wide-open pallet “ has large windows, roughed-in plumbing, and remains unspoiled “ ready for your personal touch to create the perfect space for your family. NEW ROOF in 2020, replaced the furnace and hot water tank, this home is MOVE-in-READY! **CHECK OUT VIRTUAL TOUR LINK ** Douglasdale offers convenience, easy access to schools, transit, local amenities, prime shopping and dining district on 130th Ave.

Built in 1997

Essential Information

MLS® #	A2255268
Price	\$779,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,966
Acres	0.19
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	309 Douglas Ridge Place Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3A7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Skylight(s), Vinyl Windows, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Disposal, Humidifier, Induction Cooktop, See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Level, See Remarks, Street Lighting, Treed, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Zoning	R-CG

Listing Details

Listing Office	MaxWell Canyon Creek
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