



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**254 Mt Douglas Circle SE**  
**Calgary, Alberta**

**MLS # A2232340**



**\$799,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,002 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Wooden garage racking, 2 x bar fridges

\*OPEN HOUSE : June 21st 1:30pm - 3:30pm. Welcome to 254 Mt Douglas Circle SE, a fully renovated and move-in ready walkout home located on a quiet, family-friendly street in desirable McKenzie Lake. Just one block from Fish Creek Park and only a short walk to schools and all the amenities of 130th Avenue, this property offers an unbeatable combination of location, comfort, and style. Inside, the main floor showcases durable RevWood engineered flooring, oversized windows that flood the space with natural light, and a stunning natural gas fireplace with a limestone finish. The open-concept layout leads into a fully renovated kitchen (down to the studs), completed in 2022, featuring custom Dove Wing cabinetry, sleek matte black fixtures, upgraded black stainless appliances, a matte black sink and faucet, and a waterfall granite island with a built-in table—perfect for gathering with friends and family. A stylishly decorated dining room, two-piece powder room and convenient main floor laundry round out this level. Upstairs, you’ll find four spacious bedrooms, including a generous primary suite with a large walk-in closet and 5 piece ensuite offering a soaker tub and double sink vanity. All bedrooms feature upgraded top/down blackout blinds, and the upper level also includes a built-in granite desk space—ideal for working from home or the kid’s homework. The fully finished walkout basement adds even more living space, including a large recreation room with a bar, a fifth bedroom with a new egress window (2024), and a half-bath ensuite—perfect for guests, teens, or extended family. Step outside to enjoy the beautifully landscaped backyard with mature trees, rock and mulch features, and a sense of total privacy. The expansive upper deck, completely redone in 2020, is ideal for entertaining and features glass railings and a glass

privacy wall. Underneath the covered deck, there is a great space for another seating area and is pre-wired/ready for a hot tub. The covered front porch is perfect for watching the sunrise and also has upgraded glass railings. Additional upgrades provide peace of mind and convenience, including air conditioning installed in 2021, a high-efficiency furnace from 2018, all new fencing added in 2019, upgraded window coverings throughout, and fresh paint completed on most of the home in 2025. Plus, this home is free of Poly-B plumbing. With a double attached garage, five bedrooms, and thoughtful renovations inside and out, this home is the complete package in one of Calgary's most established and desirable communities.