



GRASSROOTS
REALTY GROUP

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**70 Mt Douglas Villas SE
Calgary, Alberta**

MLS # A2237916



\$575,000

Division:	McKenzie Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,358 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Skylight(s), Soaking Tub, Solar Tube(s), Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All shelves/cupboards adhered to walls, doorknob key rack at front door, shelving units in basement storage, Pot rack, Clock on wall in hallway, TV bracket

Beautifully Maintained Villa Style BUNGALOW with DOUBLE Attached HEATED garage + Walkout Basement & A/C! END unit - back faces SOUTH - this unit FLOODS with natural light! Rare find in this quiet, well-managed complex with a healthy reserve fund. Park on your driveway too = 4 spots!!!! Visitor parking is also steps away. Be wowed as you step thru the front door. Hardwood and Cork Flooring. Solar tube installed to bring natural light into this foyer! The main floor offers two generously sized bedrooms, one located at the front of the home (used as office now). If you sleep separately - this layout is PERFECT - as each person has their own bedroom with a bath beside! Third bedroom in basement walkout level - perfect for guests, kids, gym, crafts or home office. You will notice unique DECOR touches throughout this home...making it not like every other unit! 3 piece bath at front of home - also doubles as your MAIN FLOOR laundry area. Skylight over staircase to lower level = more light! The SUNNY kitchen is perfect for cooking and entertaining - complete with a large prep island, stainless steel appliances, a walk-in pantry, dining area and direct access to your SOUTH-facing deck overlooking peaceful green space. Gas line on deck for easy BBQing. Perfect deck space to enjoy light from East to West. To the West of this unit = single detached homes, trees and MORE sun! Enjoy the warmth of the gas fireplace in the adjacent living room. ENJOY the VAULTED ceilings that make this space feel BIGGER! The primary suite on the main level - easily accommodates a king-sized bed PLUS tons of bedroom furniture. ALSO features VAULTED ceilings, a walk-in closet and a LARGE, private ensuite with an oversized soaker tub, walk-in shower and full-length vanity. Head downstairs and be WOWED again.....SO MUCH SPACE here. 9’

ceilings, a second fireplace, a spacious family / games room, direct patio access thru custom barn doors - outside to grassy/treed area called "The Bowl" by residents (you may see a few potlucks or events planned for this space!), a large 3-piece bathroom, third bedroom and TONS of STORAGE! Are you downsizing? Worried about not having enough room for everything you have loved over the years?! Worry no more! Additional highlights include: Pet-friendly complex (with board approval), NO AGE restrictions. Furnace/AC 2021 - last inspected 2024, HWT 2025, Water Softener 2020, DW 2023, Fridge 2024, Added insulation to R60 in 2024, Gas line on deck, Garage heated: insulated / drywalled / natural gas radiant heater. So easy to get around from here. So close to MAJOR roadways. Be downtown in 17 mins. Love to travel?? This is a perfect LOCK and LEAVE location. 30 mins to airport. Groceries, restaurants, amenities, shops - mins away. These UNITS rarely come available (especially END UNITS not backing onto road - offering SOUTH exposure) — don't miss your opportunity to own this exceptional property!