



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2237916**



**\$575,000**

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

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

**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 w/DOUBLE Attached HEATED garage + Walkout Basement & A/C! END unit=back faces SOUTH. Sun-drenched living/dining areas thanks to south-facing end-unit position. Quiet, well-managed complex with a healthy reserve fund &mdash; worry-free maintenance. Park on your driveway too = 4 spots! Visitor parking is steps away. Hardwood and Cork Flooring. Solar tube installed to bring natural light into this foyer! The mn 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! 4 Third bedroom in basement walkout level - perfect for guests, kids, gym, crafts or home office. Unique DECOR touches throughout this home. 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&rsquo; 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) Schedule a private showing today!