



**GRASSROOTS**  
REALTY GROUP

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

**402 Mt Douglas Place SE  
Calgary, Alberta**

**MLS # A2251346**



**\$1,149,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,588 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, H		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Basement Fridge, Basement Microwave, Garage Heater, Garage Cabinet, Garage Shelf, 2 Sheds, 2 Gazebos, 1 Pergola, 1 BBQ Shelter, Alarm (no monitoring) Refer To Inclusions in Supplements

Luxury Living in McKenzie Lake &ndash; Renovated 2-Storey with Triple Garage & RV Parking Experience the perfect blend of style, comfort, and location in this substantially renovated 2-storey home offering over 3,700 sq. ft. of beautifully developed living space. Nestled in one of South Calgary's most desirable family communities&mdash;steps from schools, parks, pathways, and the Bow River escarpment&mdash;this home is designed for families, entertaining, and executive living. Set on a large, quiet corner lot with a sunny south-facing backyard, this property boasts a heated triple garage, RV/boat parking, and a low-maintenance yard. Pride of ownership is evident throughout. Inside, an extra-wide foyer welcomes you to the open-concept main level, finished with travertine tile, and soft contemporary tones. Expansive windows flood the space with natural light. The chef-inspired kitchen features Cherry Oak cabinetry, quartz countertops, a prep island with induction cooktop, dual Sub-Zero fridges, high-end KitchenAid appliances and pantry. The adjoining dining room is highlighted by a stone feature wall and modern firebox, while the living room impresses with rich hardwood floor, marble pillars, a gas fireplace with quartz surround, and a distressed wood feature wall. Upstairs, a vaulted bonus room with fireplace offers a cozy retreat. The serene primary suite includes a spa-like 4-piece ensuite with soaker tub, glass shower, quartz vanity, and water closet. Two additional spacious bedrooms, a full bath, and laundry complete this level. The fully developed basement extends the living space with a large rec room, flex area, 4th bedroom, 3-piece bath with steam shower and heated floor, a finished storage room, and a second kitchen (no stove connection). Outdoors, the south-facing low maintenance backyard is a private oasis with a pergola, two

gazebos, a covered BBQ area, epoxy-coated patio, and two storage sheds—perfect for both relaxation and entertaining. Additional highlights include: • High-efficiency furnace (2018) & hot water tank (2018) • Heated triple garage with space for toys & tools • Extensive RV & boat parking • Steps to schools, shopping, pathways, and quick access to Stoney Trail This is more than a home—it's a lifestyle. Welcome to your dream home in McKenzie Lake! NO POLY B. No Lake Access.