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## 402 Mt Douglas Place SE Calgary, Alberta

MLS # A2251346



\$1,099,900

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

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

**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 – 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—steps from schools, parks, pathways, and the Bow River escarpment—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. Copyright (c) 2025 . Listing data courtesy of RE/MAX House of Real Estate. Information is believed to be reliable but not guaranteed.