



GRASSROOTS
REALTY GROUP

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238 Mt Douglas Circle SE
Calgary, Alberta

MLS # A2252910



\$679,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,911 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: Shed

Discover your chance to own a spacious and thoughtfully designed modified bi-level with a double attached garage. The primary suite is set just a few steps away from the children's bedrooms, creating both privacy and convenience, while offering a true retreat at home. Soaring lofted ceilings in the living room and primary bedroom add an airy feel, and the kitchen shines with a skylight above the island, filling the space with natural light. Designed for cooking, baking, and entertaining, the kitchen features timeless white cabinetry, striking black quartz countertops, a breakfast nook, and a formal dining area. An upper deck off the dining room also features stairs down to the backyard. Just off the kitchen, a welcoming family room with a cozy fireplace is ideal for game nights or movie evenings. The fully finished walkout basement is made for fun and relaxation, with a massive recreation and games area, another gas fireplace, a pool table (included), and patio doors leading to a large deck and sunny west-facing backyard. It's the perfect spot to revive the idea of the classic "rumpus room"! Peace of mind can be achieved here knowing the furnace was replaced in 2025, the hot water tank in 2022, and the roof shingles replaced in 2015. The dishwasher was replaced 6 months ago, while the stove was replaced just a year ago. Roughed in for A/C (current unit is not working "as-is"). Hood fan and sprinkler system also "as-is" condition. Flooring allowance of \$7500 can be provided at closing through the lawyers. Located only a block from scenic ridge pathways overlooking the Bow River, this home also offers easy access to top-rated schools, parks, playgrounds, and both local and regional shopping.