



GRASSROOTS
REALTY GROUP

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101 Mt Douglas Place SE
Calgary, Alberta

MLS # A2257027



\$825,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,244 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot tub (as-is)		

Welcome to this stunning 2,200+ sq. ft. home where timeless character meets modern updates. Elegant crown moldings, graceful archways, and custom built-ins add unique charm, while thoughtful renovations bring a fresh, contemporary feel. The heart of the home features custom quartz countertops, fresh paint, custom painted cabinetry, and brand-new lighting throughout. On the main level, new vinyl plank flooring adds style and durability, while the upper level is finished with plush, upscale carpeting for comfort. The primary suite showcases a brand new spa-inspired ensuite transformation, designed for luxury and relaxation. Multiple gas fireplaces enhance the warmth and ambiance, creating a welcoming atmosphere year-round. The spacious layout includes grand front living and dining rooms, a dedicated office, and oversized bedrooms perfect for families. Step outside to your tiered deck with a gazebo and hot tub, an ideal space for entertaining or relaxing. The backyard backs directly onto a park- no neighbours behind- while the front offers sweeping mountain views. Just one block from the Bow Valley ridge trails leading into Fish Creek Park and steps from a nearby playground, this home offers the perfect balance of nature and convenience. Nestled in a quiet cul-de-sac with welcoming neighbours, the location is truly ideal. You'll also enjoy the convenience of 130th Avenue's shopping, dining, and amenities just minutes away. This home is the perfect blend of modern upgrades, classic charm, and an unbeatable location!