



GRASSROOTS
REALTY GROUP

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83 Mt Douglas Villas SE
Calgary, Alberta

MLS # A2257433



\$539,900

Division:	McKenzie Lake		
Type:	Residential/Four Plex		
Style:	Bungalow-Villa		
Size:	1,202 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Level, Private, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Discover the perfect blend of comfort, functionality, and low-maintenance living in this delightful villa-style bungalow, nestled in the sought-after community of McKenzie Lake. Boasting over 2200 sq. ft. of developed living space, this home offers an attached double garage, private driveway, and a lifestyle designed for ease. Step inside to a bright, open-concept main floor featuring vaulted ceilings, a cozy gas fireplace, and large windows that flood the space with natural light. The well-appointed kitchen showcases white cabinetry, stainless steel appliances, a peninsula island with seating, and a spacious dining area with direct access to your private deck—ideal for morning coffee or evening BBQs. The main floor includes two generously sized bedrooms, including a serene primary suite with vaulted ceilings, a walk-in closet, and a 4-piece ensuite complete with a relaxing soaker tub. A large main bathroom with optional laundry connections adds convenience and flexibility. The beautifully developed lower level nearly doubles your living space, offering a sprawling family room perfect for a TV area, games space, and fitness zone. A third bedroom, which can also serve as a hobby room or office, adds versatility, while the thoughtfully designed laundry room with built-ins and extra storage keeps everything organized. A convenient half bath and additional storage room complete the basement. Enjoy a low-maintenance lifestyle with snow removal and landscaping included, while still relishing the green space, mature trees, and private deck that make this home a tranquil retreat. Recent updates include fresh paint, engineered hardwood and bamboo floors, upgraded insulation, and modern pot lights. Ideally located close to schools, shopping, golf, Fish Creek Park, and major roadways, this home offers the perfect combination of convenience,

comfort, and community. Don't miss your chance to make this charming bungalow your own!