



GRASSROOTS
REALTY GROUP

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85 Mt Douglas Point SE
Calgary, Alberta

MLS # A2261072



\$944,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,140 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions:	BBQ, Gas Fire Table, Upright Freezer in basement, Basement Fridge, Shed, 3 Mounted TVs, Alarm System, Ring Camera
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TURN-KEY PERFECTION IN MACKENZIE LAKE! Welcome to this gorgeous 4-BEDROOM family home, perfectly located across from the ridge homes only steps from Fish Creek Park's endless walking paths, great schools, and convenient shopping. The main floor features a bright dining and living room, plus a FULLY RENOVATED KITCHEN (2022) with ALL NEW STAINLESS-STEEL APPLIANCES, REVERSE OSMOSIS FILTRATION, and a sunny eating nook wrapped in windows. Custom cabinetry in the laundry room and a stylish powder room complete the main floor. Upstairs, you'll find a spacious BONUS ROOM, two additional bedrooms with a 4-piece bath, and a private primary retreat with walk-in closet and a spa-like ensuite featuring separate sinks and a STEAM SHOWER and HEATED FLOORS,. The lower level offers a cozy gas fireplace in the large rec room, a 4th bedroom, 3-piece bath with HEATED FLOORS, built-in workbench, and ample storage. Major updates ensure peace of mind, including NEW FURNACE AND HOT WATER TANK (2022). Exterior upgrades set this home apart with GEMSTONE LIGHTING, professionally landscaped yard with CONCRETE CURBING, UPGRADED LIQUID-STUCCO COATING (30 yr warranty), well-maintained roof, NEW COMPOSITE DECK WITH GLASS RAILING (2024), NEW GARAGE DOOR (2024), ALL WINDOWS REPLACED (2010 – Bonus room with Triple-pain), NEW FURNACE and HOT WATER TANK (2022).