



GRASSROOTS
REALTY GROUP

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38 Mt Douglas Close SE
Calgary, Alberta

MLS # A2278348



\$699,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: upper bathroom shelves x 2, central vac never used sold as is,

Welcome to this fantastic opportunity on a quiet street in desirable McKenzie Lake! This 6 bedroom, 3.5 bath fully develop home with over 3200 sq ft of developed space and 9 ft ceiling on the main floor. Step in to a 2-storey formal living room with soaring ceiling and West-facing windows. Archways to the formal dining room plus a convenient main floor home office. The spacious kitchen has oak cabinetry, stainless steel appliances, a corner pantry, central island and bright breakfast nook. A generous great room offers a gas fireplace plus laminate flooring on the entire main floor. A private 2-pce bath completes the main floor. Upstairs, the huge primary bedroom has plenty of space for a seating area in the bay window. Large walk-in closet and spacious 4-pce ensuite bathroom with a corner soaker tub and separate shower. An additional 3 bedrooms on the upper floor, a 4-pce bathroom, and convenient upper laundry. The fully finished basement was developed with permits in 2019 and offers an expansive rec room, 2 more bedrooms, another full bathroom, and remaining storage. All this plus A/C, new hot water tank, newer furnace, and a water softener. Oversized double attached garage! The raised deck has steps down to the fully fenced and landscaped yard. Conveniently located just a 2 minute walk to Mountain Park school on a quiet street and close to park views & pathways.