



GRASSROOTS
REALTY GROUP

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178 Mt Douglas Circle SE
Calgary, Alberta

MLS # A2284044



\$799,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	(All) Light Fixtures		

Lovingly cared for by the same owner for the past 27 years, the home reflects a true pride of ownership, evident in its exceptional upkeep and thoughtful attention to detail throughout. Perfectly positioned on a quiet street just one block from the 48-kilometre Bow River pathway system, this beautifully maintained residence offers an exceptional blend of serenity, natural light, and thoughtful design. A bright south-facing backyard captures sun throughout the day, creating an inviting outdoor retreat framed by mature landscaping, a professionally finished patio, and a low-maintenance composite deck with modern railings completed in 2021. The exterior has been meticulously cared for over the years, including routine fence upkeep and a treated shake roof professionally serviced on a consistent three-year schedule. Upon entry, you are welcomed by a striking custom staircase set beneath dramatic open foyer, softened by plush carpeting and an immediate sense of warmth and scale. The main floor unfolds gracefully with gorgeous hardwood floors from the elegant front sitting room into a formal dining area, continuing into the beautifully renovated kitchen and breakfast nook before opening to a second inviting living space. A thoughtfully positioned main floor office and functional mudroom complete the level, all framed by refined nine-foot ceilings and cohesive design elements introduced during the comprehensive 2016 renovation. The custom kitchen serves as the heart of the home, showcasing granite countertops, a quartz island, and floor-to-ceiling cabinetry, seamlessly connected to the living room where a gas fireplace creates architectural presence and comfort. Updated flooring, railings, ceilings, and designer lighting further enhance the timeless aesthetic throughout. Upstairs, the home transitions into a true retreat. The expansive primary suite offers a

luxurious escape with its own lounging area and custom walk-in closet, leading to a stunning five-piece ensuite featuring dual sinks, a deep soaker tub, and a custom glass-enclosed shower. Two additional generously sized bedrooms and custom 3pc bathroom complete the upper level, all bathed in abundant natural light and designed with the same attention to detail and quality craftsmanship found throughout the home. Mechanical upgrades offer both comfort and peace of mind, including a high-efficiency furnace, central air conditioning, and a newer hot water tank. Additional features such as a Culligan water softener and an app-controlled smart garage door opener (2021) add everyday convenience. The expansive sunshine basement remains untouched, already equipped with a bathroom rough-in and ready for future customization. Quietly located yet exceptionally connected to Calgary's premier pathway network, this home delivers a rare combination of mindful upkeep, modern upgrades, and long-term potential — an ideal setting for comfortable living today and effortless growth into tomorrow. Welcome Home!