



GRASSROOTS
REALTY GROUP

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408 Mt Douglas Court SE
Calgary, Alberta

MLS # A2286701



\$769,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Washer & Dryer countertop, Curtain rods		

Tucked away on a quiet cul-de-sac in sought-after McKenzie Lake, this beautifully updated home offers the perfect blend of comfort, function, and location. Just steps from the ridge above Fish Creek and the Bow River pathways, you'll enjoy easy access to nature along with stunning mountain and partial city views from home. Inside, the bright open-concept layout connects the living, dining, and kitchen areas- ideal for everyday living and entertaining. Fresh paint and new carpets (2022) create a clean, modern feel, while the recently updated main-floor laundry adds everyday convenience. Upstairs features a spacious primary retreat with an ensuite, plus two additional bedrooms, including one oversized room. Major upgrades include triple-pane windows throughout and double-pane skylights (2023), Poly-B replacement (2023), and a new roof, air conditioning, and appliances (2022). The oversized garage provides excellent storage or workshop space, and the sunny south-facing backyard offers a new pad (2025) and exterior hot water tap. Surrounded by playgrounds, close to amenities, and set in a quiet cul-de-sac, this move-in-ready home is a rare find in one of Calgary's most desirable lake communities.