



**GRASSROOTS**  
REALTY GROUP

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**8 Mt Douglas Point SE  
Calgary, Alberta**

**MLS # A2290770**



**\$1,749,500**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,601 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Concrete Driveway, Front Drive, Insulated, Oversized, See Remarks		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No M		

<b>Heating:</b>	Boiler, In Floor, Heat Pump, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block, Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	SOLD AS/IS CONDITION		

Custom walkout bungalow, backing onto Fish Creek Park with stunning West Bow River, Valley and Mountain Views. Offering over 4,500 sqft of living space, this impressive home features a grand foyer with open staircase, a great room with 20" ceilings, two-sided fireplace, surround sound and wall-to-wall windows. Gourmet kitchen with stainless steel appliances, three sinks, large island, eating nook and granite throughout. Spacious 600 sqft vaulted loft adds flexible living space. The primary suite includes a 5-pc ensuite, walk-in closet with washer/dryer hookups, and patio access. Fully finished walkout level with cork flooring, media room, billiards area with bar and Sub-Zero package, three bedrooms (one with 4-pc ensuite). Professionally landscaped yard. Built with foam block concrete construction (1-ft walls) and in-floor hot water heat, HRV, boiler, ventilation system, triple car garage and ample storage. Please see full Virtual Tour.