



**33 Mt Douglas Close SE
Calgary, Alberta**

MLS # A2292288



\$750,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Triple Gar		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vinyl Windows

Inclusions: Metal Bench in Garage, Metal Shelves in Basement, Shed, Fridge in Garage, Extra Paint

RARE O/S triple car garage | West backyard | Steps to Fish Creek Park. Original Owners. Pride of ownership is evident in this well-maintained home in desirable McKenzie Lake, offering 3 bedrooms plus a main floor den and a bright, functional layout. The front living room and dining room provide an ideal space for hosting family gatherings and entertaining guests. Toward the back of the home, the kitchen offers plenty of maple cabinetry which is carried into all bathrooms as well, upgraded S/S appliances, an island with seating, and a cozy dining nook, all open to the comfortable family room with a gas fireplace—perfect for everyday living and relaxing evenings. The main level also features hardwood flooring and has been freshly painted. Upstairs you will find three generously sized bedrooms along with the convenience of second-floor laundry. The spacious primary bedroom easily accommodates a king-size bed and includes a large ensuite and Walk/in closet. The two additional bedrooms are also well sized, each comfortably fitting queen beds, and share a 4-piece main bathroom. The unspoiled basement is unique with 5 oversized windows offering excellent potential for future development. Step outside to the private west-facing backyard, which includes a large shed, mature trees and a rear deck, ideal for enjoying afternoon and evening sun. The home is located beside a walkway with quick access to the ridge at Fish Creek Park and is close to schools, parks, and everyday amenities. Additional highlights include high-efficiency modulating furnace(2018), 50 gallon HW tank (2019), central A/C(2018), H2O softener(2022), newer taps/toilets (2014), Vacuflo system and NO Poly-B plumbing. A fantastic opportunity in a sought-after community.