



GRASSROOTS
REALTY GROUP

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**331 Mt Douglas Court SE
Calgary, Alberta**

MLS # A2293118



\$950,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,207 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Many Trees, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to a truly remarkable home in the heart of McKenzie Lake. Whether it's morning walks along the ridge, bike rides through the river valley, or quick access to everyday amenities along 130th Avenue, this location blends outdoor living with everyday convenience. Positioned on a corner lot, the exterior of this home is nothing short of striking. Sweeping across the lot, the front entrance features grand pillars, exposed aggregate walkway, and architectural detailing that sets the tone for what awaits inside. You are greeted with over 3700 square feet of developed living area, a foyer framed by soaring 10 foot ceilings, elegant wrought iron railings, with a welcoming yet impressive feeling. Just off the entrance sits a beautiful home office, enclosed by glass French doors and finished with custom built in bookshelves. A few steps up, the upper level introduces the primary retreat, thoughtfully elevated to create a sense of privacy. This space features dual walk-in closets and an ensuite designed with indulgence in mind. A corner soaker tub invites relaxation, while a standalone shower, generous counter space, and a private water closet complete this bathroom. The main level unfolds with timeless architectural detail. A formal dining area framed by custom pillars and archways creates a memorable setting for hosting, while the passthrough nook offers an added touch of convenience. Look up and notice the thoughtful detailing around each ceiling light fixture, subtle craftsmanship that adds character throughout. Just beyond, a formal sitting room provides a refined yet comfortable space. This area flows into the heart of the home where a triple sided fireplace connects the living spaces for warmth and ambiance. The main living room is designed for everyday comfort, complete with a built-in entertainment centre. At the center of it all is the kitchen, a true showstopper. The expansive

corner layout provides an abundance of counter space, cabinetry, and drawers. A glass cooktop and a custom hood fan that blends with the cabinetry add to the polished design. The large island serves as both a prep space, while also adding practicality with seating. Just beside it, a small dining area is wrapped in windows and overlooks the back deck and yard. Downstairs, the fully developed, walk out basement continues the home's thoughtful design. Large windows allow natural light to pour in, making the space feel bright. A custom wood bar and another fireplace anchors the recreation area, perfect for hosting friends or relaxed evenings in. This level also includes three additional bedrooms and a spacious five-piece bathroom. The lower level mudroom offers extra storage, laundry room, a convenient laundry chute exit, and access to the garage. The secluded yard feels like a private retreat where mature trees create a peaceful backdrop that offers both shade and privacy. Homes like this rarely come available, once you step inside you'll understand why.