



**104 Mt Douglas Villas SE
Calgary, Alberta**

MLS # A2293169



\$625,000

Division:	McKenzie Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,375 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Insulated, Workshop in Gara		
Lot Size:	0.11 Acre		
Lot Feat:	Other		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE March 21 & 22 from 1:00pm - 3:00 pm. A RARE Find! This Beautifully Renovated End-Unit Villa Bungalow with walkout basement offers over 2,600 sq ft of thoughtfully designed living space, complete with central A/C and an upgraded garage featuring Epoxy Floors. From the moment you step inside, a skylight fills the welcoming foyer with natural light, setting the tone for the bright, open feel throughout. Refinished hardwood floors flow seamlessly through the main living areas, creating a warm and inviting space that's perfect for both everyday living and entertaining. The heart of the home is the open kitchen, dining and living room, perfect for gatherings. The Stunning kitchen is designed with both style and function in mind. Featuring Quartz countertops, Updated Cabinetry (2021), a Large Island, Walk-in pantry, and Stainless Steel Appliances (2021)—including an Induction Range with Double Ovens—this is a space any home chef will appreciate. Just off the dining area, step onto the balcony to enjoy your morning coffee or summer BBQs with the convenience of a Gas line. The main floor offers two generously sized bedrooms (one being used as an office), a convenient laundry room/bathroom with Custom Built-Ins, and excellent storage throughout. The Spacious Primary Suite is a true retreat, complete with vaulted ceilings, room for a king-sized bed and plenty of additional furniture, a walk-in closet, and a private ensuite with an oversized shower. Downstairs, the fully developed walkout basement is designed for comfort, connection, and flexibility. A large recreation room with a cozy fireplace, large windows and dedicated games area offers endless possibilities—from movie nights to fitness or family gatherings. Walk outside to a private patio and enjoy the peaceful setting of a large treed green space. A substantial third

bedroom with its own private ensuite provides a comfortable and private space for guests. This Professionally Managed Complex offers a true lock-and-leave lifestyle, with lawn care and snow removal taken care of for you. With No Age Restrictions and Pet-Friendly living (board approval required), it's a welcoming and connected community you'll love to be part of. Additional highlights include: Beautifully updated main floor bathrooms with Custom Vanities and Quartz countertops, New lighting throughout, a High-Efficiency furnace and humidifier (2022), two Hot Water tanks and Central vacuum. Ideally located with easy access to major roadways, shopping, restaurants, and everyday amenities. Villa bungalows like this rarely come available—offering the perfect blend of comfort, space, and low-maintenance living in a well-established community. Book your private tour today!