



**129 Mt Douglas Circle SE  
Calgary, Alberta**

**MLS # A2297929**



**\$1,900,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,613 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wet Bar		

**Inclusions:** Water Softener "as-is" Refrigerator in Butler Pantry, Refrigerator in basement, built-in convection/microwave, Garage Freezer

Positioned on one of the LARGEST RIVERFRONT RIDGE LOTS in the area, this property backs directly onto the Bow River with UNOBSTRUCTED MOUNTAIN, RIVER AND DOWNTOWN SKYLINE views that are simply stunning in a large urban centre. With DIRECT ACCESS to the PATHWAY SYSTEM OF FISH CREEK PARK, you're stepping into one of Calgary's most coveted outdoor lifestyles with MILES OF TRAILS at your back door. Evenings here don't get old, whether you're under the newly installed, ALL-SEASON PERGOLA or relaxing on the PRIVATE LOWER PATIO with HOT TUB, the SUNSETS put on a show every single night. Inside, this 5-BEDROOM home delivers both presence and precision. A DRAMATIC CIRCULAR STAIRCASE and SOARING VAULTED CEILINGS make an immediate statement. The custom-renovated kitchen is built to impress and perform, featuring a MASSIVE ISLAND, BUTLER'S PANTRY, BOSCH appliances, and timeless STONE FINISHES. A SCULPTURAL CONCRETE FIREPLACE anchors the main living area, while a MAIN FLOOR OFFICE adds executive-level functionality. Upstairs, the primary suite is framed by ELEVATED VIEWS and complemented by a fully renovated ensuite with HEATED FLOORS, MARBLE FINISHES, SOAKER TUB, and a CURBLESS WALK-IN SHOWER. Two additional bedrooms and a 3-piece bath complete the upper level. The walkout basement features two additional bedrooms, a full bath, a spacious recreation area, games room and a WET BAR built for entertaining. IN-FLOOR HEATING ensures year-round comfort without compromise. The exterior matches the interior in both scale and execution, with extensive professional landscaping, FRAMING PILLARS, BULLARDS, CONCRETE CURBING, IRRIGATION, a FENCED DOG RUN with upper

deck access, and an OVERSIZED TRIPLE-CAR GARAGE. This is your opportunity to own a home with one of the most impressive views in the city. Book your showing today!