



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

**MLS # A2299902**



**\$799,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,132 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Many Trees, No Back Lane, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** Garage shelving and peg/hook board

OPEN HOUSE SATURDAY APR 11 FROM 1-3 PM | Beautifully maintained home in McKenzie Lake, offering over 3,000 sq ft of finished living space, and situated on a quiet cul-de-sac, this home features a welcoming front veranda, mature trees, and a fully landscaped yard. Step inside to a grand foyer that opens to a bright and spacious main level, complete with a formal dining room and a highly desirable main floor bedroom, perfect for guests, a home office, or multi-generational living. The living room showcases a cozy gas fireplace, while the stunning kitchen is equipped with quartz countertops, stainless steel appliances, gas stove, walk-in pantry, custom lacquered cabinetry, tile backsplash, and a large island with breakfast bar. The sunny breakfast nook overlooks the private backyard with concrete patio. Upstairs offers three generously sized bedrooms, including a spacious primary retreat with a spa-inspired 3 pc ensuite and large walk-in closet. The impressive bonus room features vaulted ceilings, a second gas fireplace, and sunny south exposure. The professionally developed basement expands your living space with an open media room featuring recessed TV space, a wet bar, a large fourth bedroom with walk-in closet, a 3 pc bathroom, and ample storage. Additional highlights include LVP flooring throughout (except for basement), metal railings, custom millwork, central air conditioning. Furnace controls rebuild and exchanger inspection completed in 2025, along with a full water heater controls rebuild, flush, and inspection in the same year. Exterior upgrades feature a new roof, gutters, and downspouts completed in 2024, enhancing durability and curb appeal. Additional highlights include permanent Gemstone lighting for year-round ambiance. Double attached garage has epoxy-coated floors, insulated and drywalled. The home is close to top rated schools

such as McKenzie Lake School, Mountain Park School, and Lord Beaverbrook High School, as well as shopping and amenities at South Trail Crossing, McKenzie Towne High Street, and Deerfoot Meadows. Enjoy easy access to Fish Creek Provincial Park, Bow River pathways, and major routes including Deerfoot Trail and Stoney Trail for seamless commuting. A perfect blend of lifestyle, location, and space, this is the one you've been waiting for.