



**109 Mt Douglas Green SE
Calgary, Alberta**

MLS # A2146003



\$739,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,304 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, Pantry		

Inclusions: Shed, all Un-Attached Chattels will stay with the property

Welcome to this beautiful 2-storey, 4 bedroom up home, in an incredible location just steps away from the ridge & Fish Creek Park in McKenzie. If you value being only footsteps to nature, this location is for you. Fish Creek Park is only moment away. With ideal access to the bow river & walking paths, this location is a nature lovers dream! This family home offers 2300 square feet above grade, & a total of over 3,400 square feet of living space across the home. The main level features large principal rooms. Generous living, family & dining spaces, and a formal office - a perfect work from home solution. The upper level has 4 good sized bedrooms, including a primary bedroom with large, full ensuite. The basement is fully developed with a rec area, 3rd full bathroom, a bedroom that could also function as a workshop, & great storage space. Walk-out your kitchen to your back deck & sunny south facing backyard. This is also a quiet cul-de-sac location where you can feel comfortable with your children playing out front in a safe environment. McKenzie Lake offers beautiful scenery & walking paths for outdoor enthusiasts. Ideal proximity to schools like Mountain Park School & Douglasdale Elementary. Only moments from South Trail Crossing at 130th avenue, offering extensive shopping, dining, activities & more. This is such a great opportunity for a family home in a perfect location.