



**174 Mt Douglas Point SE  
Calgary, Alberta**

**MLS # A2160263**



**\$894,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,091 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Garden, Reverse Pie Shaped Lot, Landscaped,		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks, Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	r-cg
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Visit REALTOR® website for additional information. 174 Mt Douglas Point conveniently nestled in an established quiet crescent within McKenzie Lake, just steps away from the Ridge, Bow River, Fish Creek pathways, and minutes from the amenities South Trail Crossing has to offer! Over 3000 square feet of developed space with upgrades throughout. The main floor features light maple hardwood, oversized windows, living room with 24 foot ceilings, an open kitchen with two-tiered island, dining room, breakfast area, powder room and laundry room. Upstairs features a master bedroom with four-piece ensuite and retreat area and oversized windows. Two additional bedrooms and a full three-piece bath complete the second floor to perfection. Downstairs features a fourth bedroom, three-piece bathroom, entertainment and rec room, wet bar, wine room and oversized windows