



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

MLS # A2179624



\$949,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 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:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Rectang		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks		
Inclusions:	Hood Fan		

Come and see this GORGEOUS home in Mackenzie Lake, with newly renovated interior, and freshly painted stucco exterior! Enter the vaulted ceilinged entry way and go kick your feet up in the large family room with natural gas fireplace, or if the mood better suits, the spacious living room. The open-concept kitchen is loaded with brand new cabinets, new stainless steel appliances, and large kitchen island with quartz countertops. A tasteful 2-piece bathroom, good-sized office and laundry room complete the main floor. The upstairs with new plush carpet, boasts FOUR bedrooms! This includes the master bedroom with walk-in closet and beautiful ensuite with Roman-style tub and his/hers sinks, as well as another brand new shared 4-piece bathroom. The basement does not disappoint either, with another bedroom, 4-piece bathroom, and huge recreation room with another gas fireplace and bar space perfect for hosting friends. Direct access to the deck from the kitchen, where you can then head down to the large patio and fire up the grill. Other upgrades include a newly refreshed and conditioned cedar roof and new hot water tank. Just a stone's throw from the Bow River walking trails, this is the kind of house you won't want to leave.