



**GRASSROOTS**  
REALTY GROUP

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**219 Mt Douglas Manor SE**  
**Calgary, Alberta**

**MLS # A2209800**



**\$442,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 285
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Vinyl Windows		

**Inclusions:** Deep Freeze in garage, 2 metal shelving units in garage, gas BBQ on deck

Elegant End-Unit Townhome in Desirable McKenzie Lake. Nestled at the end of a quiet cul-de-sac in the sought-after community of McKenzie Lake, this beautifully maintained end-unit townhome offers an exceptional combination of comfort, style, and convenience. This original-owner townhouse has been well maintained and has always remained smoke and pet free! With over 1,800 sq. ft. of developed living space, this thoughtfully designed residence features a bright, open-concept kitchen, a welcoming living room with a cozy gas fireplace, and a spacious dining area, perfect for entertaining. The upper level boasts two generously sized bedrooms along with a bonus sitting area. The fully developed basement provides a versatile space for a media room, gym, or additional workspace, along with a cold room equipped with rough-in plumbing, offering the potential for an additional bathroom. This home also features a single attached garage with an additional driveway parking space for added convenience. Step outside to your private back deck, which backs onto serene shared green space, providing a peaceful retreat for relaxation or summer entertaining with a built-in gas line for your BBQ. For additional peace of mind, you will certainly enjoy the recently replaced new roof! Situated within walking distance to the picturesque Bow Valley pathway leading to Fish Creek Provincial Park, outdoor enthusiasts will value the abundance of recreational activities right at your doorstep! This property is also conveniently located within walking distance to Mountain Park School and just minutes from Deerfoot Trail, Stoney Trail, and the vibrant shopping and dining district of 130th Avenue, this home offers unparalleled access to amenities and effortless commuting. Don't miss this rare opportunity to own a move-in-ready home in one

of Calgary’s most desirable neighbourhoods. Contact your favourite REALTOR® today to schedule a private showing!