



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**174 MT DOUGLAS POINT Crescent, Calgary T2Z 3J7**

MLS® #: **A2160263**      Area: **Douglasdale/Glen**      Listing Date: **08/25/24**      List Price: **\$948,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **6,098 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,090**  
 Low Sqft:  
 Ttl Sqft: **2,090**

DOM

**24**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Reverse Pie Shaped Lot,Landscaped,Level,Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **See Remarks,Shake**  
 Heating: **ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Other,Private Yard**

Construction: **Manufactured Floor Joist,Silent Floor Joists,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Slate,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Perimeter Wall,Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Washer,Garage Control(s),Garburator,Gas Range,Gas Water Heater,Humidifier,Microwave,Range Hood,Refrigerator,Satellite TV Dish,Stove(s),Water Softener,Window Coverings**  
 Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`3" x 5`2"	Office	Main	13`9" x 10`0"
2pc Bathroom	Main	4`2" x 4`11"	Laundry	Main	5`7" x 8`0"
Dining Room	Main	13`2" x 8`11"	Living Room	Main	15`0" x 13`1"
Dining Room	Main	8`7" x 9`5"	Kitchen	Main	14`4" x 15`1"

<b>Pantry</b>	<b>Main</b>	<b>6`2" x 7`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 15`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 5`0"</b>
<b>Nursery</b>	<b>Second</b>	<b>9`5" x 8`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`8" x 5`6"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`6" x 12`8"</b>
<b>Other</b>	<b>Basement</b>	<b>2`5" x 5`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 12`6"</b>

<b>Other</b>
<b>Bedroom</b>
<b>Bedroom - Primary</b>
<b>4pc Ensuite bath</b>
<b>Wine Cellar</b>
<b>Game Room</b>
<b>Flex Space</b>
<b>3pc Bathroom</b>

<b>Main</b>	<b>11`11" x 11`11"</b>
<b>Second</b>	<b>10`3" x 10`4"</b>
<b>Second</b>	<b>15`1" x 11`0"</b>
<b>Second</b>	<b>8`10" x 7`10"</b>
<b>Basement</b>	<b>4`6" x 9`3"</b>
<b>Basement</b>	<b>15`10" x 16`2"</b>
<b>Basement</b>	<b>15`0" x 13`7"</b>
<b>Basement</b>	<b>8`0" x 8`4"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9712617**

Zoning: **r-cg**

Remarks

Pub Rmks: **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**

Inclusions: **N/A**  
 Property Listed By: **PG Direct Realty Ltd.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





