



THE A-TEAM

RE/MAX FIRST

42 MT DOUGLAS Close, Calgary T2Z 3R8

MLS#: A2161031 Area: McKenzie Lake Listing Date: 09/04/24 List Price: \$874,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2000
Finished Floor Area
Abv Sqft: 2,220
Low Sqft:
Ttl Sqft: 2,220
Lot Sz Ar: 4,617 sqft
Lot Shape:

DOM

14
Layout
Beds: 6 (4 2)
Baths: 4.0 (3 2)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 1

Access:
Lot Feat: Back Yard,Rectangular Lot,See Remarks
Park Feat: Double Garage Attached,Driveway,Heated Garage,Insulated

Utilities and Features

Roof: Pine Shake
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Other
Construction: Concrete,Vinyl Siding,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Gas Cooktop,Gas Oven,Gas Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer
Int Feat: No Smoking Home,Separate Entrance,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Office, Bathroom, etc. with their respective levels and dimensions.

4pc Bathroom
Eat in Kitchen
4pc Ensuite bath
2pc Bathroom

Upper
Basement
Basement
Basement

7`6" x 4`11"
10`10" x 9`9"
8`5" x 4`11"
5`7" x 4`5"

Family Room
Bedroom
Bedroom

Basement
Basement
Basement

13`1" x 12`3"
13`3" x 10`10"
12`6" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9911163

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to your new home, a stunning 6-bedroom and an office, 3-full-bath and 2-half-bath residence that perfectly blends comfort and convenience. Ideal for large and multi-generational families. Located close to schools and shopping centers and just a 5-minute walk from the scenic Fishcreek Provincial Park, a 10 km loop of paved hiking and biking trail including fishing at the Bow River, this property offers the ideal tranquility and accessibility. As you enter, you are welcomed by a fantastic high ceiling foyer and an abundance of natural light brought by the large windows. The main floor is designed for everyday living and entertaining, featuring a formal dining area, a versatile office space, and a generous living area. The kitchen has everything you need, from a kitchen island to a countertop gas stove and a suite of other sleek stainless-steel appliances. It has a fully insulated heated garage with built-in cabinets. Upstairs, you'll discover a thoughtfully designed layout with four spacious bedrooms sharing a well-appointed 4-piece bathroom. The luxurious primary bedroom stands out with its expansive 4-piece ensuite and a walk-in closet, providing a private retreat. The fully developed walkout basement is a highlight of the home. It offers two additional rooms, including a 4-piece bathroom ensuite. It also features a second kitchen with a gas stove and large fridge, a half bathroom, and an expansive living area, making it perfect for hosting guests or accommodating extended family. The house is fully equipped to handle its utilities, has a separate furnace for the basement and for the area above grade, two hot water tanks, a water softener, and a newly replaced air conditioning system. Take advantage of this opportunity to own a home with space, style, a fantastic location and a well built structure. Contact your favorite agent today to schedule a viewing!"**

Inclusions:
Property Listed By:

n/a
CIR Realty

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