



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 MT DOUGLAS Circle, Calgary T2Z 3N9**

MLS®#: **A2168979**

Area: **McKenzie Lake**

Listing Date: **09/27/24**

List Price: **\$729,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 14-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Finished Floor Area

Abv Sqft: **2,200**  
Low Sqft:  
Ttl Sqft: **2,200**

Lot Information

Lot Sz Ar: **4,811 sqft**  
Lot Shape:

DOM

**32**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Level, Rectangular Lot**  
Park Feat: **Double Garage Attached, Driveway, Front Drive, Garage Faces Front**

Parking

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

Utilities and Features

Roof: **Pine Shake**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, Garden, Private Entrance**

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic**  
**Tile, Hardwood, Laminate, Linoleum, Slate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Kitchen Island, Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8' 2" x 6' 0"
Kitchen	Main	14' 8" x 14' 8"
Dining Room	Main	13' 10" x 8' 10"
Laundry	Main	8' 10" x 6' 2"
2pc Bathroom	Main	5' 2" x 4' 8"
Flex Space	Upper	9' 5" x 7' 11"

Room	Level	Dimensions
Living Room	Main	14' 9" x 13' 11"
Breakfast Nook	Main	9' 5" x 8' 0"
Pantry	Main	8' 0" x 7' 5"
Den	Main	13' 10" x 9' 6"
Bedroom - Primary	Upper	14' 11" x 13' 4"
5pc Ensuite bath	Upper	9' 7" x 9' 1"

**Bedroom**  
**4pc Bathroom**  
**Kitchen**  
**4pc Bathroom**  
**Flex Space**

**Upper**  
**Upper**  
**Basement**  
**Basement**  
**Basement**

**12`7" x 9`2"**  
**8`11" x 4`11"**  
**15`6" x 12`3"**  
**8`8" x 7`8"**  
**9`5" x 8`5"**

**Bedroom**  
**Game Room**  
**Bedroom**  
**Furnace/Utility Room**

**Upper**  
**Basement**  
**Basement**  
**Basement**

**11`3" x 10`2"**  
**15`10" x 14`5"**  
**12`5" x 12`3"**  
**9`10" x 7`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**9811645**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this stunning 2-storey, 4-bedroom home, perfectly situated just steps from the ridge and Fish Creek Park in McKenzie. If you cherish nature, this is your ideal location, with close access to scenic walking paths and the Bow River. Offering over 3,400 square feet of living space, the main level features expansive living and dining areas, a bright breakfast nook, and a versatile music room that can be converted to a home office/den. The upper level boasts three well-sized bedrooms and two bathrooms, including a spacious primary suite with a luxurious ensuite and walk-in closet. The raised master bedroom retreat provides a serene setting for a cozy reading area or a tranquil yoga and meditation space, all while enjoying stunning mountain views. The fully developed basement includes an illegal "mother-in-law" suite (LEGALIZE EASILY), complete with a kitchen, cozy living room, and bedroom. Step outside to your sunny west-facing backyard and deck—perfect for outdoor relaxation. Enjoy proximity to schools like Mountain Park School and Douglasdale Elementary, as well as the shopping and dining options at South Trail Crossing. This home is the ultimate opportunity for a family living in a prime location! Call your real estate professional today to arrange a private showing.**

Inclusions:  
 Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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













