



THE
A-TEAM

**RE/MAX
FIRST**

434 MT DOUGLAS Place, Calgary T2Z 3P2

MLS®#: **A2171308**

Area: **McKenzie Lake**

Listing Date: **10/07/24**

List Price: **\$969,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**
Lot Information
Lot Sz Ar: **6,124 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,359**
Low Sqft:
Ttl Sqft: **2,359**

DOM

11
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Rectangular Lot**
Park Feat: **Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Oven,Garage Control(s),Garburator,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Laundry	Main	10`1" x 7`8"
Entrance	Main	10`6" x 4`6"
Living Room	Main	20`0" x 14`5"
Kitchen	Main	18`4" x 13`5"
Bedroom	Upper	10`11" x 11`5"
4pc Bathroom	Upper	8`0" x 4`10"
Walk-In Closet	Upper	8`5" x 6`5"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Dining Room	Main	16`5" x 10`10"
Breakfast Nook	Main	12`11" x 10`11"
Pantry	Main	4`0" x 3`10"
Bedroom	Upper	10`0" x 10`0"
Bedroom - Primary	Upper	15`11" x 12`1"
5pc Ensuite bath	Upper	13`0" x 11`0"

Walk-In Closet
4pc Bathroom
Furnace/Utility Room
Foyer

Upper
Basement
Basement
Basement

5`3" x 9`0"
9`0" x 4`11"
13`6" x 12`8"
9`6" x 8`8"

Bonus Room
Flex Space
Game Room

Upper
Basement
Basement

11`5" x 11`1"
16`1" x 14`10"
31`11" x 13`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9811645

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this 3 bedroom (easily accommodating a 4th bedroom by converting the flex room on the lower level) dream home located in the serene lake community of McKenzie Lake, nestled in a quiet cul-de-sac just seconds from the ridge providing pathways for walks or bike rides. This beautiful property offers tons of natural light throughout with luxurious Hunter Douglas blinds, an open concept main floor; featuring an updated kitchen perfect for culinary enthusiasts, and two dining rooms ideal for hosting family gatherings and dinner parties. A powder room is conveniently located on the main floor to accommodate your family and your guests. On the 2nd floor you will find 3 spacious bedrooms and 2 bathrooms, ensuring ample space and privacy for everyone. The primary bedroom boasts two walk-in closets and a luxurious ensuite with a soaker tub and walk-in shower, providing a perfect retreat. Enjoy the comfort of air conditioning on this floor, keeping you cool during the warmer months as well as mountain views from the den/office, just off the main bedroom. The walk-up basement is an entertainer's delight with a large entertaining room, complete with a fireplace, full bathroom and wet bar. Additionally, there's a flex room that can be customized to suit your needs; whether that be a playroom, gym, or converted to an additional bedroom. A triple garage offers plenty of space for vehicles and storage! You'll also find a shed located in the back for additional storage for yard tools conveniently placed right there. The property also includes 2 furnaces, a water softener, a new hot water tank and an irrigation system to maintain the lush landscaping effortlessly. This home is a perfect blend of luxury and functionality, offering everything you need for comfortable living. Don't miss the opportunity to make this exquisite property your own!

Inclusions:
Property Listed By:

Fridge in utility room
2% Realty

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











