



THE
A-TEAM

**RE/MAX
FIRST**

126 MT DOUGLAS Villas, Calgary T2Z 3R5

MLS®#: **A2179022** Area: **McKenzie Lake** Listing **11/29/24** List Price: **\$584,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 05-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,291**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,144 sqft** Ttl Sqft: **1,291**
 Lot Shape:

DOM

53
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **Villa**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Brick, Vinyl Siding**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: **Other** Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`10" x 10`10"	Kitchen	Main	11`9" x 8`7"
Dining Room	Main	12`7" x 10`11"	Bedroom - Primary	Main	15`6" x 13`3"
4pc Ensuite bath	Main	13`2" x 5`9"	Bedroom	Main	15`4" x 11`7"
3pc Bathroom	Main	9`5" x 8`9"	Balcony	Main	12`6" x 6`8"
Foyer	Main	8`10" x 7`6"	Game Room	Basement	25`6" x 17`4"
Family Room	Basement	31`7" x 16`2"	Bedroom	Basement	11`3" x 10`2"
2pc Bathroom	Basement	9`1" x 5`0"	Furnace/Utility Room	Basement	11`2" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$502

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9912642**

Remarks

Pub Rmks: **PUBLIC OPEN HOUSE SATURDAY JANUARY 18th. FROM 1:00PM - 3:00PM.... Gorgeous Villa style BUNGALOW with FULLY DEVELOPED WALK OUT BASEMENT & CENTRAL AIR CONDITIONING !! These units rarely become available. Situated in a quiet, well maintained complex w/healthy reserve fund! The main floor of this home offers TWO great sized bedrooms with a 3rd bedroom on the fully developed walk out level ! You'll love preparing meals in your sunny kitchen that offers lots of crisp white cabinets, large prep island, walk in pantry, SS appliances & man door to your large, west facing deck that overlooks the quiet green space. The adjacent living room boasts a cozy gas fireplace - you'll love the hardwood flooring through the living areas and kitchen & the VAULTED CEILINGS throughout the main floor ! Your primary suite ,also fixtured with VAULTED CEILINGS, is large enough for a king sized suite. This room features a walk in closet & ensuite that hosts a shower an oversized soaker tub & a full length vanity. Your lower walk out level is flooded with natural light, offers 9' ceilings, a huge family room and games area, a very large 2 piece bathroom & an additional bedroom w/egress window. Patio doors lead you out to your west facing patio. Basement development has permits! This is a pet friendly complex (with board approval) & is NOT age restricted.**

Inclusions:
Property Listed By: **n/a**
CIR Realty

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









