



THE
A-TEAM

**RE/MAX
FIRST**

126 MT DOUGLAS Villas, Calgary T2Z 3R5

MLS®#: **A2179022** Area: **McKenzie Lake** Listing Date: **11/29/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** 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
 Lot Sz Ar: **4,144 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,291**

DOM

22
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**
 Sewer: Flooring: **Carpet, Ceramic Tile, Hardwood**
 Ext Feat: **Other** Water Source:
 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"

Condo Fee:
\$502

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9912642**

Remarks

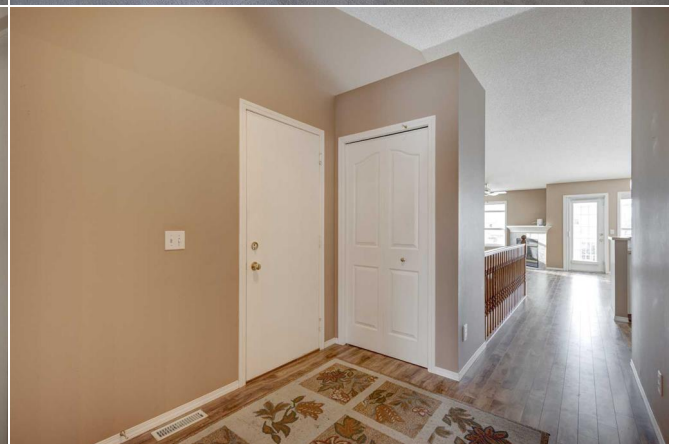
Pub Rmks: **Gorgeous Villa style BUNGALOW with FULLY DEVELOPED WALK OUT BASEMENT & CENTRAL AIR CONDITIONING !! These units rarely become available. Situated in a quiet, well maintained complex w/healthy reserve fund! The main floor of this home offers TWO great sized bedrooms with a 3rd bedroom on the 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 green space. The adjacent living room boasts a cozy gas fireplace - you'll love the luxury vinyl plank flooring & the VAULTED CEILINGS in these two rooms ! Your primary suite also has VAULTED CEILINGS and is large enough for a king sized suite. This room features a walk in closet & ensuite that hosts a shower, soaker tub & long vanity. Your lower walk out level offers 9' ceilings, a huge family room, games area, a 2 pce 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.**

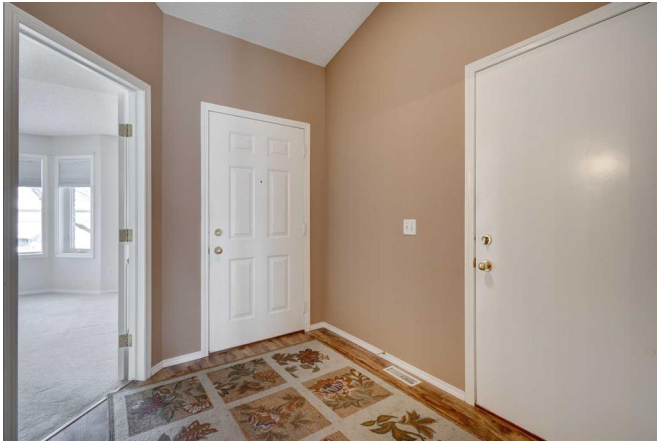
Inclusions:
Property Listed By: **n/a
CIR Realty**

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











126 Mt Douglas Villas SE, Calgary, AB

Main Floor Exterior Area 1 291.25 sq ft
Interior Area 1 152.26 sq ft
Excluded Area 454.01 sq ft



White regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

126 Mt Douglas Villas SE, Calgary, AB

Basement (Below Grade) Exterior Area 1 272.35 sq ft
Interior Area 1 126.53 sq ft



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