



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 MT DOUGLAS Circle, Calgary T2Z 3P1**

MLS®#: **A2181873**

Area: **McKenzie Lake**

Listing Date: **12/27/24**

List Price: **\$764,990**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**

Lot Information

Lot Sz Ar: **4,617 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Private,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**26**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Pine Shake**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Jetted Tub,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Nook</b>	<b>Main</b>	<b>11`0" x 7`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 11`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`10" x 4`1"</b>	<b>Covered Porch</b>	<b>Main</b>	<b>10`4" x 6`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 15`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 11`1"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`2" x 7`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`5" x 14`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 9`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`4" x 9`7"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`7" x 6`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 10`1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`6" x 7`6"</b>

**Bonus Room**  
**Walk-In Closet**  
**Laundry**

**Upper**  
**Upper**  
**Main**

**23`1" x 13`5"**  
**3`11" x 2`11"**  
**6`0" x 9`0"**

**Walk-In Closet**  
**Walk-In Closet**

**Upper**  
**Upper**

**3`11" x 2`11"**  
**3`2" x 6`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9811645**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Location, location, location! This charming two-story home is situated on a quiet, tree-lined street in the highly desirable community of McKenzie Lake. With over 2,000 sq. ft. of living space, this property offers incredible character and functionality. The main floor features a spacious open-concept layout, seamlessly connecting the great room, nook, and kitchen. The kitchen boasts oak cabinets, laminate countertops, a large working island with an eating bar, a pantry, and newer stainless steel appliances that include a gas stove all replaced 2 years ago. Sliding patio door from the kitchen leads to a large east-facing deck and a fully fenced, private backyard. A formal dining area on the main can be used as a flex room for an office or another sitting room. Great room features a gas fireplace with built-in shelving. The main level also includes a large foyer, a convenient half bath, and access to the double-attached garage. Room on main for laundry facilities. Recent updates, such as new vinyl plank flooring and fresh paint throughout, enhance the space. Upstairs, you'll find three generously sized bedrooms, including a master bedroom complete with a walk-in closet and a 4-piece ensuite with jetted tub. Two additional bedrooms and another 4-piece bath complete this level. The undeveloped basement is ready for your personal touch, offering endless possibilities to create additional living space. This property is packed with value and potential—ideal for a growing family. Don't miss out on this fantastic opportunity in McKenzie Lake!**

Inclusions:  
Property Listed By:

**TV Mount**  
**Diamond Realty & Associates LTD.**

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























