



THE
A-TEAM

**RE/MAX
FIRST**

109 MT. DOUGLAS Green, Calgary T2Z 3S2

MLS®#: **A2184892** Area: **McKenzie Lake** Listing Date: **01/08/25** List Price: **\$949,000**
 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: **5,618 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,314**
 Low Sqft:
 Ttl Sqft: **2,314**

DOM

2
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Pine Shake**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Entrance,Private Yard,Storage**

Construction: **Concrete,Stucco**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`4" x 11`3"	Laundry	Main	10`0" x 7`0"
Office	Main	11`1" x 8`7"	Kitchen	Main	12`10" x 11`5"
Family Room	Main	19`7" x 13`4"	Dining Room	Main	12`10" x 9`11"
Breakfast Nook	Main	9`5" x 6`7"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`11" x 13`11"	Bedroom	Upper	17`2" x 11`1"
Bedroom	Upper	14`10" x 10`3"	Bedroom	Upper	11`9" x 11`1"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"

Bedroom
4pc Bathroom

Basement
Basement

11`1" x 10`9"
0`0" x 0`0"

Game Room

Basement

29`9" x 15`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9911163

Remarks

Pub Rmks:

Come and see this GORGEOUS home with living space around 3450 SQF in a Cul-De-Sac in Mackenzie Lake Community, with newly renovated interior, and freshly painted stucco exterior! Enter the open to below ceiled entry way into the 9 feet main floor , go kick your feet up in the large, bright family room with natural gas fireplace, or if the mood better suits, the spacious living room. The open-concept kitchen is loaded with brand new cabinets, new stainless steel appliances, and large kitchen island with quartz countertops. A tasteful 2-piece bathroom, good-sized office and laundry room complete the 9 feet height ceiling main floor. The upstairs with new plush carpet, boasts FOUR bedrooms! This includes the master bedroom with walk-in closet and beautiful ensuite with Roman-style tub and his/hers sinks, as well as another brand new shared 4-piece bathroom. The basement does not disappoint either, with another bedroom, 4-piece bathroom, and huge recreation room with another gas fireplace and bar space perfect for hosting friends. Direct access to the deck and sunny south backyard from the kitchen, where you can then head down to the large patio and fire up the grill. Other upgrades include a newly refreshed and conditioned cedar roof and new hot water tank. Just a stone's throw from the Bow River walking trails, this is the kind of home you are dreaming to live with your dear family!

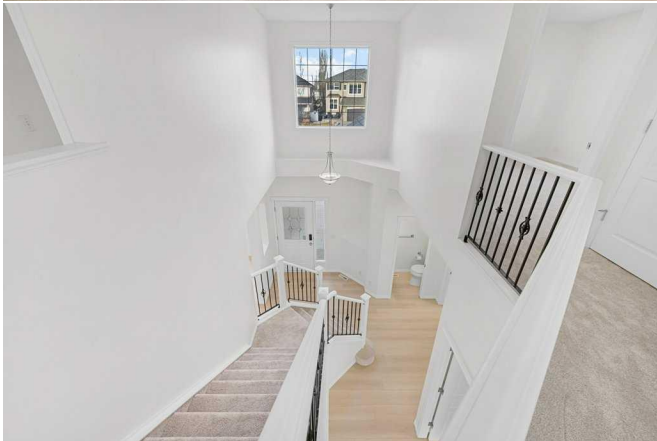
Inclusions:
Property Listed By:

None
eXp Realty

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











109 Mt Douglas Green SE, Calgary, AB

2nd Floor Exterior Area 1078 sq ft
Excluded Area 86.44 sq ft



0 3 6

PREPARED: 2024/11/16



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

109 Mt Douglas Green SE, Calgary, AB

Main Floor Exterior Area 1235 sq ft
Excluded Area 416.16 sq ft



0 3 6

PREPARED: 2024/11/16



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