



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**94 MT DOUGLAS Close, Calgary T2Z 3S2**

MLS®#: **A2186890**

Area: **McKenzie Lake**

Listing Date: **01/16/25**

List Price: **\$899,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,502**  
Low Sqft:  
Ttl Sqft: **2,502**

Lot Information

Lot Sz Ar: **4,843 sqft**  
Lot Shape:

DOM

**6**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Rectangular Lot,Treed**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shake**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Water Softener,Window Coverings**  
Int Feat: **Bar,Bookcases,High Ceilings,No Animal Home,Skylight(s),Vaulted Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 11`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 11`2"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`8" x 14`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`6" x 6`10"</b>
<b>Office</b>	<b>Main</b>	<b>10`9" x 9`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`7" x 4`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Nook</b>	<b>Main</b>	<b>9`8" x 8`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 12`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`1" x 3`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`7" x 5`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`2" x 13`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`7" x 4`7"</b>

<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`6" x 10`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`4" x 10`9"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`0" x 4`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 11`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`10" x 3`10"</b>	<b>5pc Bathroom</b>	<b>Second</b>	<b>10`2" x 7`3"</b>
<b>Hobby Room</b>	<b>Lower</b>	<b>8`9" x 8`4"</b>	<b>Game Room</b>	<b>Lower</b>	<b>17`7" x 13`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>17`7" x 16`2"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`10" x 10`9"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>9`1" x 8`9"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9911163**

Zoning: **R-CG**

Remarks

Pub Rmks: **This stunning home offers over 3,400 square feet of living space with a walk-out basement on a mature and established landscaped lot. Perfectly located on a quiet street steps away from the Bow River and walking paths. This home blends location and lifestyle in a serene setting. This home has 3/4 inch maple hardwood on the main and upper floor. The main level features formal living and dining room with nine-foot ceilings and a beautifully designed kitchen with white cabinets, granite countertops, stainless steel appliances, corner pantry and a breakfast nook that opens to a maintenance free balcony with glass railings. The cozy family room with a modern stacked stone fireplace, private office, and mudroom with separate side entry provide comfort and functionality for busy families. Upstairs the custom spindle railings and wood stairs lead you to the luxurious primary suite that includes dual walk-in closets and a spa-like ensuite with heated tile floors, a glass/tile shower, dual sinks/vanity and a Ultra Bain deep soaker tub. Two additional bedrooms with walk-in closets share a Jack-and-Jill bathroom, and a convenient laundry room completes the level. The bright walk-out basement is perfect for entertaining, featuring two patios, a spacious recreation and family room, a wet bar with two bar fridges, a fourth bedroom, and a three-piece bathroom. A versatile workshop with built-in storage adds even more value. This meticulously maintained home exemplifies pride of ownership and has additional highlights including air conditioning, underground sprinklers and roof shakes were just serviced/maintained by Shake Experts this past fall. This has a 5 year transferrable warranty. Majority of the appliances have also been replaced in the past 4 years. There is nothing to do here but move in! With proximity to schools, parks, bow river pathway system and fish creek this perfect family home offers unparalleled comfort and convenience. Book your private showing to truly appreciate and experience this home for yourself!**

Inclusions: **AC-Central, Bar fridges (2), Alarm system (No contract)**  
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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



















