

**434 Mt Douglas Place SE
Calgary, Alberta**

MLS # A2171308



\$969,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,359 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge in utility room

Welcome to this 3 bedroom (easily accommodating a 4th bedroom by converting the flex room on the lower level) dream home located in the serene lake community of McKenzie Lake, nestled in a quiet cul-de-sac just seconds from the ridge providing pathways for walks or bike rides. This beautiful property offers tons of natural light throughout with luxurious Hunter Douglas blinds, an open concept main floor; featuring an updated kitchen perfect for culinary enthusiasts, and two dining rooms ideal for hosting family gatherings and dinner parties. A powder room is conveniently located on the main floor to accommodate your family and your guests. On the 2nd floor you will find 3 spacious bedrooms and 2 bathrooms, ensuring ample space and privacy for everyone. The primary bedroom boasts two walk-in closets and a luxurious ensuite with a soaker tub and walk-in shower, providing a perfect retreat. Enjoy the comfort of air conditioning on this floor, keeping you cool during the warmer months as well as mountain views from the den/office, just off the main bedroom. The walk-up basement is an entertainer's delight with a large entertaining room, complete with a fireplace, full bathroom and wet bar. Additionally, there's a flex room that can be customized to suit your needs; whether that be a playroom, gym, or converted to an additional bedroom. A triple garage offers plenty of space for vehicles and storage! You'll also find a shed located in the back for additional storage for yard tools conveniently placed right there. The property also includes 2 furnaces, a water softener, a new hot water tank and an irrigation system to maintain the lush landscaping effortlessly. This home is a perfect blend of luxury and functionality, offering everything you need for comfortable living. Don't miss the opportunity to make this exquisite property your own!