

**222 Mt Douglas Place SE
Calgary, Alberta**
MLS # A2221234


\$839,900

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|------------------|---|---------------|-------------------|
| Division: | McKenzie Lake | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,517 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden | | |

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|--------------------|----------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Wood | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge in basement, Bed 2: Armoire in closet + TV wall mount, Bed 3: 2 Armoires, book case cabinets in rec room, shelving in utility room, shelving + moveable table in work shop, table + garden bench in garage, cast iron firepot in garden

Bungalow living at its finest! An immaculate residence offering over 2800 SF of living space ideally positioned on a quiet cul-de-sac and across from walking paths to Fish Creek/Bow River. Open concept plan features a stunning living room with 11' tray ceiling, 3-sided fireplace and refinished hardwood flooring throughout. Sleek kitchen has been professionally renovated with cherry cabinetry, granite counters, expanded pantry, upgraded stainless steel appliances (gas stove) + generous dining area with mountain views, triple pane window and access to deck. Grand primary bedroom offers views of incredible yard, triple pane windows + door to back deck. Dreamy spa ensuite is beautifully renovated w/heated floors, double vanity, built-in cabinet + walk-in closet. The main floor den features double French doors + views of front yard. A 2-piece guest bath and upper laundry with custom cabinetry, new tile flooring + gas dryer. Lower level hosts a wonderful media area/rec room, space for a gym, 2 more large bedrooms, 3-piece bathroom with steam shower and fantastic work shop with shelving, moveable table and sink. A west facing garden oasis with sprinkler system, low maintenance field stone & mountain meadow ground cover, rundle stone walkways, views of the mountains, rose bushes, perennials, firepit area, shed and deck with awning. Heated garage with floor drain, hot/cold water taps + new garage door. Central air conditioning, speakers in living room/deck/garage, new parking, water filtration system, UV protectant film on most windows + so much more. Just 100 yards to walking paths of Fish Creek Park & Bow River pathway. Easy access to a host of amenities, schools nearby and minutes to shopping/restaurants. Remarkable pride of ownership everywhere you look. Come see!!