

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

**MLS # A2221234**



**\$839,900**

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

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