

**185 Mt Douglas Manor SE**  
**Calgary, Alberta****MLS # A2263822****\$415,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | McKenzie Lake          |        |                   |
| Type:     | Residential/Four Plex  |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,324 sq.ft.           | Age:   | 1997 (28 yrs old) |
| Beds:     | 2                      | Baths: | 1 full / 1 half   |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | -                      |        |                   |
| Lot Feat: | Corner Lot             |        |                   |

**Heating:** Forced Air, Natural Gas**Floors:** Carpet, Laminate**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** Kitchen Island, No Animal Home, No Smoking Home**Water:** -**Sewer:** -**Condo Fee:** \$ 285**LLD:** -**Zoning:** M-CG d44**Utilities:** -**Inclusions:** Shelves in Storage room and Garage

Welcome to Mount Douglas Peaks, a quiet, well-managed townhouse complex in the desirable community of McKenzie Lake. This bright and beautifully maintained end-unit offers over 1,600 sq. ft. of developed living space and a layout designed for both comfort and functionality. The open-concept main floor features a spacious living room with a cozy gas fireplace, a large dining area, and a well-appointed kitchen with plenty of cabinetry, and a centre island &mdash; perfect for everyday living and entertaining alike. Patio doors lead to your private back deck with a built-in gas line for summer BBQs, backing onto a peaceful green space ideal for relaxing outdoors. Upstairs, you’ll find two generous bedrooms and a versatile bonus area that makes a perfect home office, reading nook, or exercise space. The fully developed lower level offers additional flexibility for a media room, gym, or guest area, plus a cold room with potential for an extra bathroom. A single attached garage and driveway provide convenient parking for two vehicles. Enjoy this prime location just steps from Mountain Park School, walking paths, and the Bow River / Fish Creek Park pathway system, and offers easy access to Deerfoot and Stoney Trail. Clean, comfortable, and move-in ready &mdash; this is a fantastic opportunity to own a quiet, end-unit townhouse in one of Calgary’s most sought-after communities. THIS IS TRULY A MUST SEE!!