

# \$839,900 - 222 Mt Douglas Place Se, Calgary

MLS® #A2221234

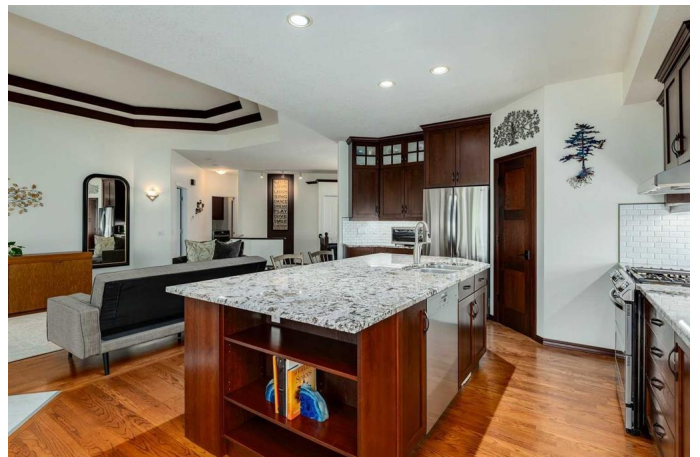
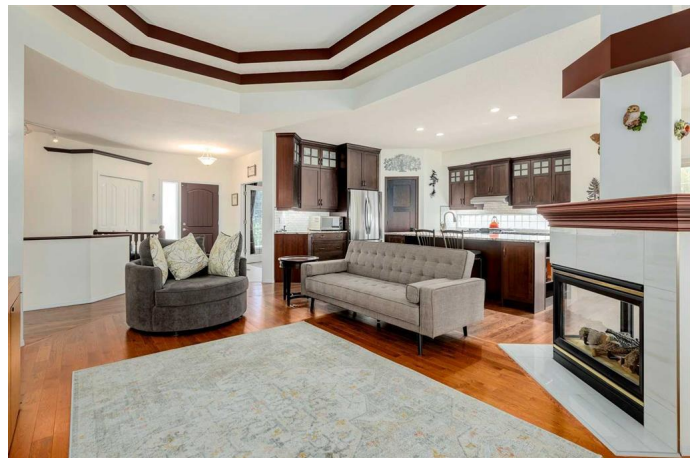
**\$839,900**

3 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.16 Acres

McKenzie Lake, Calgary, Alberta

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!!

Built in 1998

**Essential Information**

MLS® #	A2221234
Price	\$839,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,517
Acres	0.16
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	222 Mt Douglas Place Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3P3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior 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)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinklers
Roof	Wood
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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