

# \$1,999,900 - 149 Mt Douglas Circle Se, Calgary

MLS® #A2236591

**\$1,999,900**

3 Bedroom, 3.00 Bathroom, 2,176 sqft

Residential on 0.35 Acres

McKenzie Lake, Calgary, Alberta

ABSOLUTELY THE FINEST VIEW THE RIDGE HAS TO OFFER IN SOUTH CALGARY! This rare, pie-shaped 1/3-acre walkout bungalow is perched atop the McKenzie Ridge, offering an unrivaled vantage point with panoramic, unobstructed views of the Bow River Valley, the majestic Rocky Mountains, Fish Creek Park, and the glittering Downtown skyline. Custom-built by Jayman, this executive home boasts over 4,300 square feet of luxuriously finished living space. It is being offered for sale for the first time by the original owners—available for a QUICK possession. Situated on a quiet, private street with a sunny west-facing backyard, this property is a true sanctuary, featuring a professionally designed, resort-style backyard, mature landscaping, and ample outdoor space to entertain or relax, with nature at your doorstep. The oversized heated triple-car garage features a walking ramp with storage, built-in storage, and easy access for added convenience. Inside, a wall of floor-to-ceiling windows along the ridge floods the main level with natural light, showcasing the spectacular views from nearly every room. The main floor features 2,175 sq.ft. of elegant living with soaring 12'™ ceilings, rich hardwood floors, an inviting family room with a stone-faced gas fireplace, a front dining room, and a stunning chef's kitchen with custom cabinetry, granite counters, BOSCH built-in appliances, Samsung Fridge, a dramatic central island with undermount sink, raised eating bar, server bar



## 149 MOUNT DOUGLAS CIRCLE SE

100% MEASUREMENT PROVIDED - CALLER'S RISK

MAIN LEVEL (AG) - 2175.59 Sq Ft / 202.11 m²

TOTAL ABOVE GRADE RMS SIZE - 2175.59 Sq Ft / 202.11 m²

BASEMENT DEVELOPED AREA (BG) - 1856.51 Sq Ft / 172.47 m²

BASEMENT UNDEVELOPED AREA (BU) - 302.91 Sq Ft / 28.14 m²

TOTAL AG/BG AREA - 4335.01 Sq Ft / 402.72 m²



with beverage fridge and prep sink, and a large walk through server area and built in wall pantry. A spacious main floor office or flex room is perfect for working from home, offering inspiring views. The stately primary retreat provides even more breathtaking scenery, a large walk-in closet with built-ins, and a luxurious, spa-like en-suite with dual vanities, a soaker tub, and a separate steam shower. A mudroom, laundry area, and powder room complete the main level. The fully finished 1,856 sq.ft. walkout basement is designed for entertaining, featuring two large bedrooms, a massive 55' x 22' family/games/rec room with a second gas fireplace, full entertainment wall, wrap around wet bar, five-piece bathroom, and ample storage. Step outside to an 18' x 13' covered concrete patio, 12' x 12' open patio with firepit area, and an expansive 55' x 12' upper deck finished with vinyl surface and glass railings—perfect for enjoying sunsets and nature year-round. Additional features include two A/C units, a built-in speaker system, stucco & stone exterior, cedar shake roof, and extensive mature trees and shrubs. Located in one of Calgary's most sought-after SE communities, just minutes from Fish Creek Park, top-tier schools, a first-class golf course, shopping, and easy access to major roads, this exceptional home offers estate-level living, an unbeatable location, and a lifestyle that's second to none. Call your favorite REALTOR® today to schedule your private viewing—this is a once-in-a-lifetime opportunity!

Built in 2003

## Essential Information

MLS® #	A2236591
Price	\$1,999,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,176
Acres	0.35
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	149 Mt Douglas Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5W1

### Amenities

Amenities	Other
Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Insulated, Oversized, Additional Parking, Aggregate, Heated Garage, Side By Side, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Bookcases, Wood Windows
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Freezer
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Mantle, Family Room, Great Room, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Covered Courtyard, Fire Pit, Lighting, Private Yard, Rain Gutters
Lot Description	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Views, Creek/River/Stream/Pond, Cul-De-Sac, Greenbelt, Gentle Sloping, Meadow, Many Trees, Native Plants, Underground Sprinklers, Yard Lights
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Zoning	R-CG

## Listing Details

Listing Office	Jayman Realty Inc.
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