

# \$944,000 - 85 Mt Douglas Point Se, Calgary

MLS® #A2261072

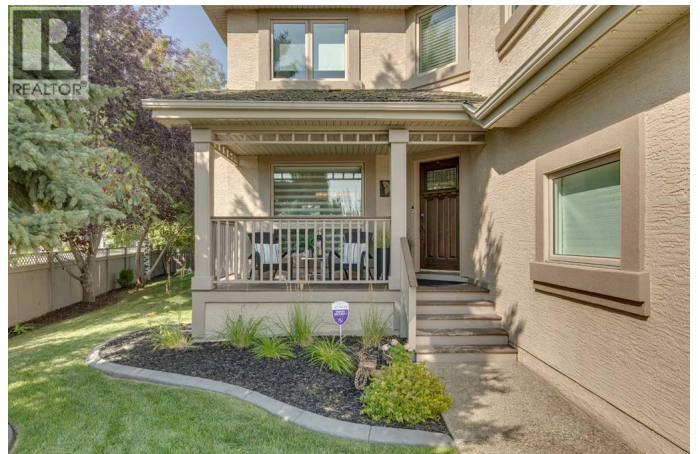
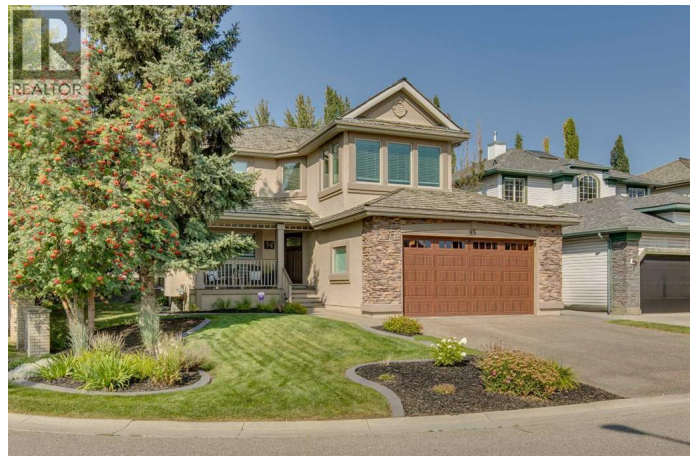
**\$944,000**

4 Bedroom, 4.00 Bathroom, 2,140 sqft

Single Family on 0.15 Acres

McKenzie Lake, Calgary, Alberta

TURN-KEY PERFECTION IN MACKENZIE LAKE! Welcome to this gorgeous 4-BEDROOM family home, perfectly located across from the ridge homes only steps from Fish Creek Park's endless walking paths, great schools, and convenient shopping. The main floor features a bright dining and living room, plus a FULLY RENOVATED KITCHEN (2022) with ALL NEW STAINLESS-STEEL APPLIANCES, REVERSE OSMOSIS FILTRATION, and a sunny eating nook wrapped in windows. Custom cabinetry in the laundry room and a stylish powder room complete the main floor. Upstairs, you'll find a spacious BONUS ROOM, two additional bedrooms with a 4-piece bath, and a private primary retreat with walk-in closet and a spa-like ensuite featuring separate sinks and a STEAM SHOWER and HEATED FLOORS. The lower level offers a cozy gas fireplace in the large rec room, a 4th bedroom, 3-piece bath with HEATED FLOORS, built-in workbench, and ample storage. Major updates ensure peace of mind, including NEW FURNACE AND HOT WATER TANK (2022). Exterior upgrades set this home apart with GEMSTONE LIGHTING, professionally landscaped yard with CONCRETE CURBING, UPGRADED LIQUID-STUCCO COATING (30 yr warranty), well-maintained roof, NEW COMPOSITE DECK WITH GLASS RAILING (2024), NEW GARAGE DOOR (2024), ALL WINDOWS REPLACED (2010 - Bonus room with Triple-pane), NEW FURNACE and



HOT WATER TANK (2022). (id:6289)

Built in 1998

### Essential Information

Listing #	A2261072
Price	\$944,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,140
Acres	0.15
Year Built	1998
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	85 Mt Douglas Point Se
Subdivision	McKenzie Lake
City	Calgary
Province	Alberta
Postal Code	T2Z3J9

### Amenities

Amenities	Playground, Schools, Shopping, Water Nearby
Features	No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Has Basement      Yes

## Exterior

Construction      Wood frame

Foundation      Poured Concrete

## Listing Details

Listing Office      RE/MAX Realty Professionals



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