

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

MLS® #A2221234

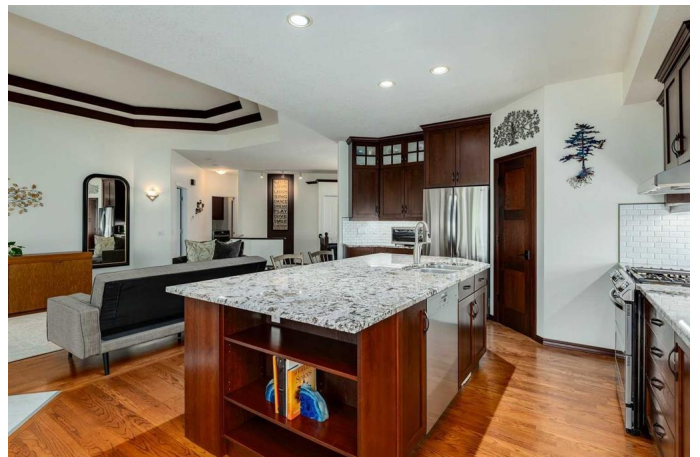
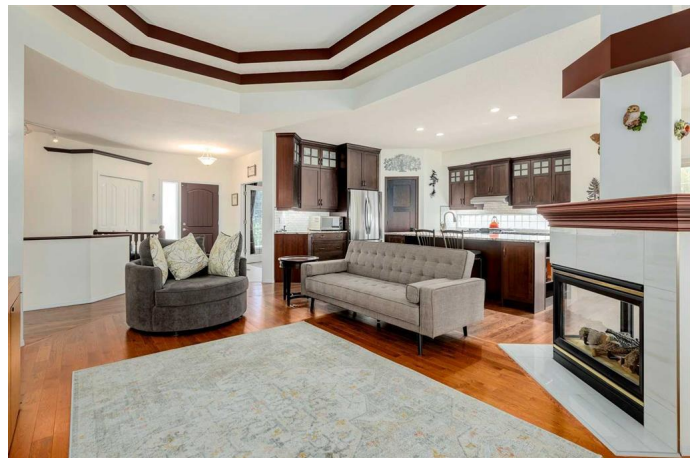
\$839,900

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, Walk-In Closet(s), Tray Ceiling(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, Garden, Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinklers, Fruit Trees/Shrub(s)
Roof	Wood
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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