

**38 Mt Douglas Close SE  
Calgary, Alberta**

**MLS # A2278348**

# \$699,900



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** upper bathroom shelves x 2, central vac never used sold as is,

Welcome to this fantastic opportunity on a quiet street in desirable McKenzie Lake! This 6 bedroom, 3.5 bath fully develop home with over 3200 sq ft of developed space and 9 ft ceiling on the main floor. Step in to a 2-storey formal living room with soaring ceiling and West-facing windows. Archways to the formal dining room plus a convenient main floor home office. The spacious kitchen has oak cabinetry, stainless steel appliances, a corner pantry, central island and bright breakfast nook. A generous great room offers a gas fireplace plus laminate flooring on the entire main floor. A private 2-pce bath completes the main floor. Upstairs, the huge primary bedroom has plenty of space for a seating area in the bay window. Large walk-in closet and spacious 4-pce ensuite bathroom with a corner soaker tub and separate shower. An additional 3 bedrooms on the upper floor, a 4-pce bathroom, and convenient upper laundry. The fully finished basement was developed with permits in 2019 and offers an expansive rec room, 2 more bedrooms, another full bathroom, and remaining storage. All this plus A/C, new hot water tank, newer furnace, and a water softener. Oversized double attached garage! The raised deck has steps down to the fully fenced and landscaped yard. Conveniently located just a 2 minute walk to Mountain Park school on a quiet street and close to park views & pathways.