

**408 Mt Douglas Court SE  
Calgary, Alberta**

**MLS # A2286701**



**\$769,900**

**Division:** McKenzie Lake

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,353 sq.ft. **Age:** 1998 (28 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.12 Acre

**Lot Feat:** Back Yard, Cul-De-Sac, Front Yard, Treed, Views

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Vinyl

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Washer & Dryer countertop, Curtain rods

Tucked away on a quiet cul-de-sac in sought-after McKenzie Lake, this beautifully updated home offers the perfect blend of comfort, function, and location. Just steps from the ridge above Fish Creek and the Bow River pathways, you'll enjoy easy access to nature along with stunning mountain and partial city views from home. Inside, the bright open-concept layout connects the living, dining, and kitchen areas- ideal for everyday living and entertaining. Fresh paint and new carpets (2022) create a clean, modern feel, while the recently updated main-floor laundry adds everyday convenience. Upstairs features a spacious primary retreat with an ensuite, plus two additional bedrooms, including one oversized room. Major upgrades include triple-pane windows throughout and double-pane skylights (2023), Poly-B replacement (2023), and a new roof, air conditioning, and appliances (2022). The oversized garage provides excellent storage or workshop space, and the sunny south-facing backyard offers a new pad (2025) and exterior hot water tap. Surrounded by playgrounds, close to amenities, and set in a quiet cul-de-sac, this move-in-ready home is a rare find in one of Calgary's most desirable lake communities.