

**221 Mt Douglas Circle SE
Calgary, Alberta**

MLS # A2181873



\$779,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,037 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV Mount

OPEN HOUSE Sat, Jan 4th from 11am-1:00PM*** & Sun, Jan 5th from 12:00-2:00pm****Location, location, location! This charming two-story home is situated on a quiet, tree-lined street in the highly desirable community of McKenzie Lake. With over 2,000 sq. ft. of living space, this property offers incredible character and functionality. The main floor features a spacious open-concept layout, seamlessly connecting the great room, nook, and kitchen. The kitchen boasts oak cabinets, laminate countertops, a large working island with an eating bar, a pantry, and newer stainless steel appliances that include a gas stove all replaced 2 years ago. Sliding patio door from the kitchen leads to a large east-facing deck and a fully fenced, private backyard. A formal dining area on the main can be used as a flex room for an office or another sitting room. Great room features a gas fireplace with built-in shelving. The main level also includes a large foyer, a convenient half bath, and access to the double-attached garage. Room on main for laundry facilities. Recent updates, such as new vinyl plank flooring and fresh paint throughout, enhance the space. Upstairs, you'll find three generously sized bedrooms, including a master bedroom complete with a walk-in closet and a 4-piece ensuite with jetted tub. Two additional bedrooms and another 4-piece bath complete this level. The undeveloped basement is ready for your personal touch, offering endless possibilities to create additional living space. This property is packed with value and potential—ideal for a growing family. Don't miss out on this fantastic opportunity in McKenzie Lake!