

107, 28 Mcdougall Court NE
Calgary, Alberta

MLS # A2201471



\$615,000

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,496 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt

Condo Fee: \$ 456

Basement: None

LLD: -

Exterior: Brick

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)

Inclusions: Closet organizers

****OPEN HOUSE - Sunday, March 16th @ 2 - 4 PM**** Unlock the door to owning this one-of-a-kind gem! Situated on a quiet street in the heart of Bridgeland, this location is extremely walkable, just steps to the park, local shops and restaurants. With plenty of parking that includes an attached DOUBLE GARAGE, it makes city living hassle-free. Walking inside, you'll appreciate the ground level flex space that's ideal for setting up your home office or home gym. Heading up a flight of stairs to the main floor, you'll love the abundance of natural light that flows through the many windows. The white kitchen features a central quartz island, pendant lights and a luxurious gas range. The open concept design creates a seamless flow between the kitchen, dining and living area with access to a large balcony with beautiful views. A two piece bath and the laundry space is also conveniently found on this level with convenient shelving to stay organized. Heading to the upper level, you'll find the primary suite that includes a spacious walk-in closet, equipped with a custom California Closet, and a private 4-piece ensuite. Two additional bedrooms can be found on this level and a 4 piece bath. To top it all off, this home is equipped with central air-conditioning to keep you cool & comfortable. One pet allowed with board approval. Available for immediate possession!