

# \$724,900 - 221 Mt Douglas Circle Se, Calgary

MLS® #A2181873

**\$724,900**

3 Bedroom, 3.00 Bathroom, 2,037 sqft  
Residential on 0.11 Acres

McKenzie Lake, Calgary, Alberta

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, youâ€™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 potentialâ€”ideal for a growing family. Donâ€™t miss out on this fantastic opportunity in McKenzie Lake!

Built in 1999

### **Essential Information**

MLS® #	A2181873
Price	\$724,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,037
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	221 Mt Douglas Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3P1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s), Bookcases
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Rectangular Lot, Private
Roof	Pine Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 27th, 2024
Days on Market	76
Zoning	R-CG

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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