

\$850,000 - 174 Mt Douglas Point Se, Calgary

MLS® #A2203414

\$850,000

4 Bedroom, 4.00 Bathroom, 2,075 sqft
Residential on 0.14 Acres

McKenzie Lake, Calgary, Alberta

Welcome to 174 Mt Douglas Point, a beautifully maintained family home just steps from the ridge and Bow River pathways. This meticulously cared-for property offers over 3,100 square feet of developed space with a thoughtfully designed floor plan, perfect for established or growing families. The size and number of windows throughout the home are impressive—you'll be hard-pressed to find another home with this much natural light. It's bright and inviting in every room. Upon entering, the spacious foyer flows seamlessly into the open-concept living and kitchen area. You'll love the raised ceiling here, which enhances the sense of space. The main floor features gleaming hardwood throughout. The large kitchen offers ample prep and storage space, along with a walk-in pantry. The oversized island and breakfast bar serve as a focal point for informal meals and entertaining. From the kitchen, step out onto your back deck—perfect for enjoying summer evenings with friends and family while overlooking the beautifully landscaped backyard. Completing the main level is a formal dining room and a flex area, ideal for a home office or study. Upstairs, you'll find three bedrooms, including the spacious primary suite, which features an additional flex space—perfect for another home office or exercise area. The primary ensuite includes a deep soaker tub and a separate glass-enclosed shower. Two additional well-sized bedrooms and a family bathroom complete the upper level. Each



bedroom boasts ample closet space and large windows that enhance the inviting atmosphere. On the lower level, youâ€™ll find one of the nicest basements in the communityâ€”bright and inviting with a large rec space, a two-way fireplace, a fourth bedroom, a full bathroom, a wet bar, a wine cellar, and plenty of storage. This home is also fully air-conditioned. The amazing backyard is perfect for children to play in, and the property features underground irrigation. One of the standout features of this home is its proximity to the Bow River pathwaysâ€”just steps from your door, offering access to 100 km of trails for hiking, biking, and cross-country skiing, along with opportunities for picnicking, swimming, fishing, and wildlife observation. Thereâ€™s also a great tot park just around the corner, perfect for young children. Conveniently located just minutes from South Trail Crossing for all your shopping needs, with easy access to Deerfoot Trail to get you on your way. This is a fantastic opportunity to own a well-maintained family home in an amazing location!

Built in 1998

Essential Information

MLS® #	A2203414
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,075
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 174 Mt Douglas Point Se
Subdivision McKenzie Lake
City Calgary
County Calgary
Province Alberta
Postal Code T2Z 3J7

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Wet Bar
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Water Softener, Window Coverings, Satellite TV Dish
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Living Room, Recreation Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features None
Lot Description Back Yard, Garden, Landscaped, Level
Roof Cedar Shake
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2025
Days on Market 8

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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