

**39 Mt Douglas Point SE  
Calgary, Alberta**

**MLS # A2289197**



**\$999,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,540 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, No Animal Home, No Smoking Home, Skylight(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Circle Dining Table at the breakfast nook, TV in the living room is negotiable, Garage Cabinet Set is negotiable.

Welcome to this beautifully fully renovated family home in the highly sought-after community of McKenzie Lake. Offering over 3,500 sq. ft. of developed living space and 6 bedrooms, this impressive property perfectly combines modern upgrades, functional design, and an unbeatable location in one of Calgary's most established and family-friendly neighbourhoods. Perfectly situated on a quiet street backing directly onto a park and playground, this home offers rare privacy with no rear neighbours and peaceful green space views. Step inside to a dramatic open-to-below foyer featuring a curved staircase and skylight, filling the entryway with natural light and creating a grand first impression. The main floor offers a versatile layout with a bright front flex room, a formal dining area with elegant arched openings, and a spacious living room anchored by a gas fireplace with a striking stone surround. The fully renovated kitchen showcases timeless two-tone cabinetry, stone countertops, stainless steel appliances, and a large central island. A sun-filled breakfast nook overlooks the backyard, and the adjacent deck provides the perfect setting for summer barbecues and outdoor entertaining. A main-floor office offers an ideal workspace, study area, or optional guest room. Upstairs, the primary suite serves as a true retreat, featuring dual closets and a spa-inspired ensuite with dual vanities, a fully tiled walk-in shower with 10mm glass, a freestanding soaker tub, and heated floors. Three additional spacious bedrooms and a full bathroom complete the upper level. The fully finished basement expands the home's living space with a large recreation and entertainment area with a built-in bar, plus two additional bedrooms and a full bathroom, offering excellent flexibility for guests, teenagers, or extended family. Recent upgrades provide added peace of mind, including

a new roof and skylight installed in April 2023, new triple-pane windows installed throughout in 2023 and 2024, a hot water tank replaced in 2020, and washer and dryer installed in 2020. Conveniently located with quick access to Deerfoot Trail and Stoney Trail, this home offers easy commuting across the city. Just steps away, enjoy the scenic Bow River pathways and the natural beauty of Fish Creek Provincial Park, along with stunning Rocky Mountain views. Daily conveniences are close at hand with shopping, dining, and services at South Trail Crossing (130th Ave SE). Families will appreciate the nearby schools, including McKenzie Lake School and Mountain Park School. With a double attached garage, over 3,500 sq. ft. of developed space, and a rare park-backing location, this exceptional home offers the perfect balance of comfort, style, and family-friendly living in one of Calgary's most desirable communities.