

\$884,000 - 196 Mt Douglas Point Se, Calgary

MLS® #A2127402

\$884,000

4 Bedroom, 4.00 Bathroom, 1,552 sqft
Residential on 0.12 Acres

McKenzie Lake, Calgary, Alberta

Step into your dream home nestled in the welcoming neighborhood of McKenzie Lake! This beautifully updated 2+2 bedroom home features a fully finished basement with over 2700 sq. ft of living space—perfect for families, first-time buyers, and executives. The open-concept main floor is accentuated by 12' high vaulted ceilings and massive windows, which introduce a flood of natural light, enhancing the spacious living areas. The adjoining breakfast nook and gourmet kitchen (renovated 2022) are equipped with refined cabinetry, sleek black stainless-steel "smudge-proof" appliances, a large kitchen island, and stunning quartz countertops, making it an ideal space for both daily living and hosting family & friends.

The primary suite is your private sanctuary, complete with a large walk-in closet and luxurious ensuite. The main level also hosts an additional room suitable for kids, guests, or a home office and includes convenient main floor laundry.

The expansive basement (renovated 2022) adds two more bedrooms, versatile recreational space or potential gym, two full bathrooms—one with heated flooring—and a home theater room for ultimate entertainment, along with ample storage options including cold storage to complete the fully finished basement.

The exterior features a fenced backyard with a large wooden deck, perfect for social gatherings and family fun. Added comforts



include an attached double garage (insulated & poly'd + heater 2022, new door hinge 2023) and recent upgrades like air conditioning (2023) to keep you cool all summer. As well, the roof serviced & maintained professionally(2019) - approx 20% of the roof replaced & the rest was refastened.

This home's extensive renovations completed over the last 2 years ensure that you can just move in and enjoy! As part of the extensive renovation, Poly B plumbing was removed (2021).

Situated on a quiet street, this property promises a tranquil setting with little traffic, great for children and convenient for guests. McKenzie Lake offers stunning landscapes and trails for outdoor enthusiasts, with proximity to schools like Douglasdale Elementary and Mountain Park School, local shops, and dining, enriching its community vibe. This exceptional home awaits—contact your favorite agent to schedule your visit and explore all it has to offer.

Additional upgrades included: Custom wood accents - Alberta reclaimed barn wood, Smart home throughout both floors, main living room built-in speaker - 2021, Gas line for BBQ - 2021, Acrylic paint on stucco making it waterproof - 2023, AND just a 2 minute walk to Fish Creek Park or a nearby playground

Built in 1997

Essential Information

MLS® #	A2127402
Price	\$884,000
Sold Price	\$884,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	1,552
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	196 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

Interior

Interior Features	Bidet, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard
Roof	Shake
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 10th, 2024
Date Sold May 21st, 2024
Days on Market 11
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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