

# \$800,000 - 45 Mt Douglas Close Se, Calgary

MLS® #A2256813

**\$800,000**

4 Bedroom, 4.00 Bathroom, 2,148 sqft

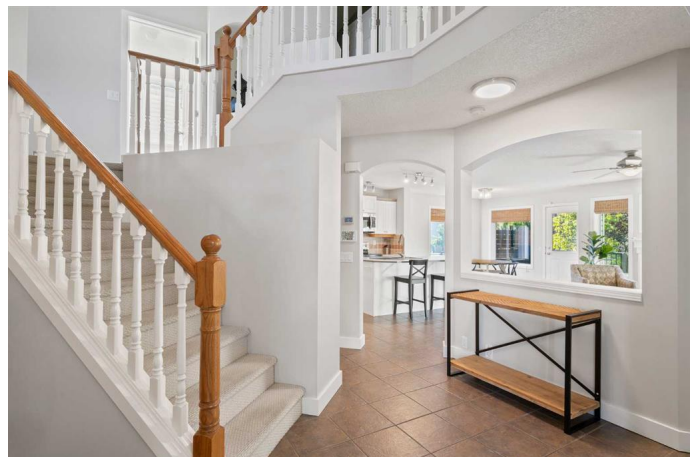
Residential on 0.11 Acres

McKenzie Lake, Calgary, Alberta

**\*\*Open House Oct 12th 2-4pm\*\*** Nestled on a quiet street, just steps from the ridge of Fish Creek Park, this incredible residence blends timeless style with modern comfort in one of Calgary's most coveted communities. Thoughtfully designed and beautifully maintained, this home offers an abundance of light-filled living spaces and luxurious finishes, creating the perfect backdrop for family living and elegant entertaining.

Step inside to discover over 3,000 sq.ft. of refined living space, where soaring windows, rich hardwood floors, and two cozy gas fireplaces infuse every corner with warmth and sophistication. The main floor flows effortlessly from a formal dining room and front living area into a chef-inspired kitchen, complete with a spacious island, corner pantry, new fridge and new dishwasher, along with a layout that overlooks the breakfast nook and family room—making the kitchen a true gathering place designed for connection and conversation.

Upstairs, a grand vaulted bonus room invites you to unwind beside the fire, while the serene primary retreat pampers with a walk-in closet and spa-like ensuite featuring a deep corner soaker tub, stone counters, and a glass-enclosed shower. Two additional bedrooms, a full bath, and the convenience of an upper laundry room complete the upper level.



The professionally finished basement, bathed in natural light from oversized windows, offers a versatile haven with a generous living space, an additional bedroom, and a full bathroom—perfect for guests or extended family. The basement also is complemented with a private separate walk-out entrance.

Outdoors, your private west-facing sanctuary awaits. Mature trees and a refinished composite upper deck create a natural backdrop for relaxation, while a two-tiered deck, gas line for your BBQ, fire pit, and private backyard set the stage for unforgettable summer evenings under the stars.

Recent enhancements ensure peace of mind, including central air conditioning, a new furnace and hot water tank (2019), and a Kinetico water softener (2020).

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256813    |
| Price          | \$800,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,148       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 45 Mt Douglas Close Se |
| Subdivision | McKenzie Lake          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 3R8                |

### **Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 4                                                              |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                              |

### **Interior**

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings                      |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | Central Air                                                                                                          |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                    |
| Fireplaces        | Gas                                                                                                                  |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full, Exterior Entry                                                                                       |

### **Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit                                                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Treed |
| Roof              | Asphalt                                                                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                           |
| Foundation        | Poured Concrete                                                                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 12                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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