

311 Mt Douglas Green SE  
Calgary, Alberta

MLS # A2220771

\$879,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbe		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Vacuum System		

Total of 3,435 sq ft of developed living space in this four-bath, five-bedroom home in an excellent location on Mount Douglas Green. Albi-built this home offers estate quality finishing and design combined with a cul-de-sac location backing onto a park space with partial mountain views and steps to the ridge pathway system. Rich hardwood floors, a separate main floor laundry room, designer carpets, and skylights, featured in the vaulted dining room ceiling, that drench the main floor living space in light. A large foyer greets your guests, and the main floor office is perfect for working from home. Large bedrooms with a highly spacious primary featuring a spa-inspired ensuite bath, and a massive walk-in closet. Professionally finished by the builder, the basement has bi-level-sized windows, a custom bar, a family room with a stone feature wall and fireplace, two bedrooms, a full bath and storage. Estate casing and baseboard, stainless steel appliances, oversized garage (26x21), new high-efficiency furnace (2020), and new A/C (2021), both with 10-year warranty, new roof last year and more. Live seconds to the ridge on a quiet location in an upscale, truly estate home.