

# \$879,900 - 311 Mt Douglas Green Se, Calgary

MLS® #A2220771

**\$879,900**

5 Bedroom, 4.00 Bathroom, 2,294 sqft

Residential on 0.12 Acres

McKenzie Lake, Calgary, Alberta

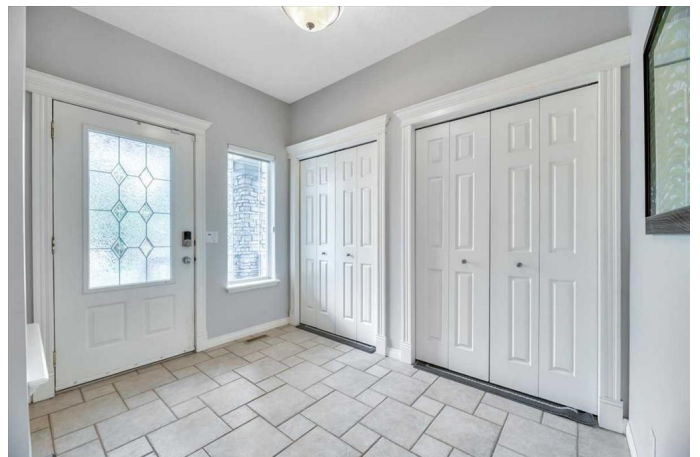
Total of 3,435 sq ft of developed living space in this four-bath, five-bedroom home in an excellent location on Mount Douglas Green. Albi-built this home offers estate quality finishing and design combined with a cul-de-sac location backing onto a park space with partial mountain views and steps to the 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.

Built in 2000

## Essential Information

MLS® #

A2220771



|                |             |
|----------------|-------------|
| Price          | \$879,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,294       |
| Acres          | 0.12        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 311 Mt Douglas Green Se |
| Subdivision | McKenzie Lake           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z3R9                  |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 2                                                               |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Aggregate |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                                                                                              |
| Fireplaces        | Basement, Family Room, Gas, Other                                                                                                                                                                              |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed, Greenbelt |
| Roof              | Asphalt Shingle                                                                                                                              |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 2              |
| Zoning         | R-CG           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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