

# \$944,000 - 85 Mt Douglas Point Se, Calgary

MLS® #A2261072

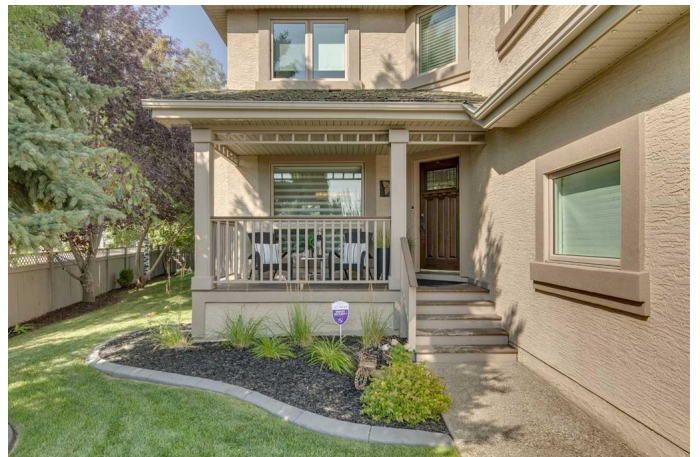
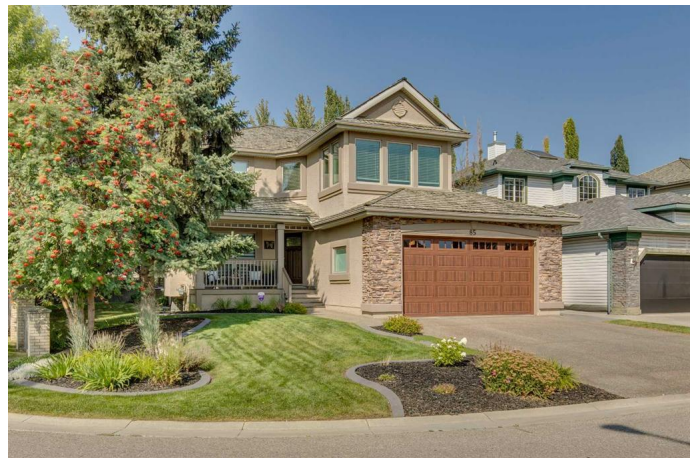
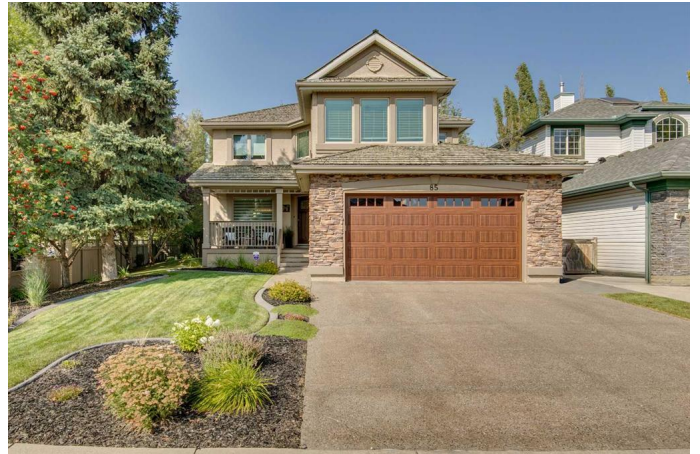
**\$944,000**

4 Bedroom, 4.00 Bathroom, 2,140 sqft

Residential on 0.15 Acres

McKenzie Lake, Calgary, Alberta

TURN-KEY PERFECTION IN MACKENZIE LAKE! Welcome to this gorgeous 4-BEDROOM family home, perfectly located across from the ridge homes only steps from Fish Creek Park's endless walking paths, great schools, and convenient shopping. The main floor features a bright dining and living room, plus a FULLY RENOVATED KITCHEN (2022) with ALL NEW STAINLESS-STEEL APPLIANCES, REVERSE OSMOSIS FILTRATION, and a sunny eating nook wrapped in windows. Custom cabinetry in the laundry room and a stylish powder room complete the main floor. Upstairs, you'll find a spacious BONUS ROOM, two additional bedrooms with a 4-piece bath, and a private primary retreat with walk-in closet and a spa-like ensuite featuring separate sinks and a STEAM SHOWER and HEATED FLOORS,. The lower level offers a cozy gas fireplace in the large rec room, a 4th bedroom, 3-piece bath with HEATED FLOORS, built-in workbench, and ample storage. Major updates ensure peace of mind, including NEW FURNACE AND HOT WATER TANK (2022). Exterior upgrades set this home apart with GEMSTONE LIGHTING, professionally landscaped yard with CONCRETE CURBING, UPGRADED LIQUID-STUCCO COATING (30 yr warranty), well-maintained roof, NEW COMPOSITE DECK WITH GLASS RAILING (2024), NEW GARAGE DOOR (2024), ALL WINDOWS REPLACED (2010 - Bonus room with Triple-pane), NEW FURNACE and



## HOT WATER TANK (2022).

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261072    |
| Price          | \$944,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,140       |
| Acres          | 0.15        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 85 Mt Douglas Point Se |
| Subdivision | McKenzie Lake          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 3J9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)                                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                                            |

|                 |                |
|-----------------|----------------|
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, Corner Lot, Many Trees |
| Roof              | Shake                             |
| Construction      | Wood Frame                        |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 19                |
| Zoning         | R-CG              |

## Listing Details

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

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