# \$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'II 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 â€" Bonus room with Triple-pain), 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 3

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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