



**307 Mt Douglas Court SE
Calgary, Alberta**

MLS # A2306506



\$1,089,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,570 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Back Lane, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE Sunday May 3rd. 1pm to 4pm. Welcome to this stunning Custom-Built Craftsman Home that recently became available in a quiet cul-de-sac. It's the newest house in the neighborhood and truly offers executive-level finishing and extensive upgrades throughout. Exceptional Location that Backs onto greenspace with easy access to paths and views of the Bow River valley. It's also conveniently close to shops, services, and restaurants at 130th Avenue. A very open and spacious layout with 9-foot ceilings and Brand New hardwood flooring, New carpets Freshly painted. There's a dedicated Office with a built-in desk and bookshelves, a formal dining room, with a Butler's pantry/serving pantry, and a gourmet kitchen. The kitchen features a walk-through pantry, New quartz counters, a large island, a Brand new Bosch gas cooktop, stainless steel appliances (fridge, built-in oven/microwave, Asko dishwasher), and custom maple cabinets. The living room's focal point is a gas fireplace finished in rock. Three bedrooms, including a master suite with a walk-in closet (with built-ins) and an ensuite bathroom. The ensuite has a tile floor, two sinks, a corner soaker tub, and an oversized tile and glass block shower. There's also a media room that is fully wired for sound with built-in cabinets. The fully finished basement includes a recreation room, a fourth bedroom, a GYM room, and a full bathroom with a tiled Steam Shower. The exterior includes a solid wood front door, an expansive tiered south-facing deck backing onto the park, an underground sprinkler system, and a fully landscaped yard. The oversized double garage is heated and insulated, with a built-in workshop, epoxy floor, and drain. The home also has two furnaces & dual AC and a built-in sound system wired to the outdoor deck. This home truly offers luxury and high-end finishing, and it's quite impressive.