



**GRASSROOTS**  
REALTY GROUP

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**249 Mt Douglas Circle SE**  
**Calgary, Alberta**

**MLS # A2314845**



**\$689,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Front Yard, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Refrigerator in basement

**WATCH THE FULL PROPERTY TOUR AND DISCOVER WHY SO MANY FAMILIES LOVE CALLING MCKENZIE LAKE HOME |** Nestled on a quiet street in the heart of McKenzie Lake, this beautifully maintained family home offers over 2,700 sq. ft. of developed living space, 4 spacious bedrooms, 3.5 bathrooms, and the perfect combination of comfort, functionality, and peace of mind. Just steps from Fish Creek Park, this home places you in one of Calgary's most established and family-oriented communities, where walking paths, playgrounds, schools, shopping, and everyday amenities are all within easy reach. Inside, you'll find a bright and welcoming floor plan designed for both everyday living and entertaining. Engineered hardwood flooring flows throughout the main level, while two gas fireplaces create warm and inviting spaces for family gatherings and quiet evenings alike. The kitchen is thoughtfully designed for busy family life and is complemented by updated appliances, including a dishwasher replaced in 2024. The washer and dryer were also updated in 2024. Upstairs, you'll find generously sized bedrooms with plenty of room for a growing family. Brand-new carpet installed in March 2026 adds a fresh, modern touch and enhances the home's move-in-ready appeal. The fully developed basement offers exceptional additional living space and is perfectly suited for entertaining. Featuring luxury vinyl plank flooring and a stylish bar area, it's an ideal setting for movie nights, watching the big game, or hosting family and friends. Buy with confidence knowing many of the home's most significant updates have already been completed, including a new furnace (2024), central air conditioning (2024), and a brand-new roof (2025). Step outside and enjoy the expansive rear deck, perfect for summer barbecues, morning coffee, or relaxing evenings

outdoors. The hot tub is negotiable and presents an opportunity to create your own private backyard retreat. With excellent schools, playgrounds, shopping, restaurants, South Health Campus, and major commuter routes nearby, this location offers the lifestyle today's families are searching for. This is more than just a home—it's an opportunity to become part of a vibrant community and enjoy everything that makes McKenzie Lake one of Calgary's most desirable places to live. Book your private showing today.