



GRASSROOTS

REALTY GROUP

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**347 Mt Douglas Green SE
Calgary, Alberta**

MLS # A2319380



\$850,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,151 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Entertainment Center in Basement		

*** Open House CANCELLED *** Welcome to this beautifully maintained family home, ideally located on a quiet cul-de-sac and backing onto a treed corner of a school green space with sought-after south exposure. Meticulously cared for and thoughtfully designed, this home offers the perfect blend of comfort, functionality, and outdoor living. The main floor features new hardwood flooring throughout most of the level, 9-foot ceilings, a thermostatically controlled gas fireplace, and a stunning chef-inspired kitchen with mocha-glazed maple cabinetry, granite countertops, a large central island, walk-through pantry, and updated appliances. A spacious dining area and versatile front flex room provide excellent space for entertaining, working from home, or family living. Upstairs, you'll find 3 generously sized bedrooms, a convenient Jack-and-Jill bathroom, and a spacious primary retreat with a beautifully renovated spa-inspired ensuite completed in 2024. The ensuite features a premium insulated soaker tub designed to retain heat longer for a truly relaxing experience. Additional updates include a brand-new furnace, while central air conditioning provides year-round comfort and has been regularly serviced and maintained. The fully developed basement offers even more living space with a large recreation room featuring another cozy thermostatically controlled gas fireplace, stylish dry bar, full bathroom with heated floors, and a fourth bedroom with heated floors. Outside, enjoy a professionally landscaped backyard complete with underground irrigation, plus a charming front veranda that enhances the home's exceptional curb appeal. Located just a short walk from the Bow River pathway system, you'll enjoy stunning Rocky Mountain views and spectacular sunsets. As an added bonus, children can walk to school without ever crossing a street, making this an ideal family

location.