



GRASSROOTS

REALTY GROUP

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

MLS # A2320841



\$749,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,088 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island		

Inclusions: n/a

Perfectly positioned on a quiet, safe cul-de-sac, this exceptional one-owner 2-storey walkout home offers a rare combination of generous space, mature privacy, and immediate nature access. The heart of the home centers around an updated chef's kitchen—complete with quartz countertops, a premium gas range, premium appliances including a Miele dishwasher and a large pantry—flowing seamlessly into a bright family room framed by large, sunny windows. Don't forget the main floor laundry! Upstairs, you will appreciate the spacious bedrooms and dedicated second bathroom, alongside a private primary retreat featuring a deep soaker Jacuzzi tub and walk-in closet. The partially developed walkout basement provides the ultimate versatile space, ideal for a suite, recreation room, or home gym. The finishing touches are yours to decide! Stepping outside, the property transforms into a peaceful, private sanctuary enveloped by mature trees, flowering gardens, and a stunning wooden deck off the kitchen that is perfect for summer BBQs. The walkout backyard features an additional concrete patio, bordering a scenic pathway that connects you to Fish Creek Park and the Bow River valley's incredible walking/cycling paths, views of the Rocky Mountains and fishing. Beyond the property line, the tight-knit neighborhood offers K-9 public and Catholic schools within short walking distance, fantastic community spirit, and unrivaled convenience. Residents enjoy easy access to the 130th Avenue shopping district, downtown express transit, and major routes like Deerfoot and Stoney Trails, making this a truly magical place for a new family to plant roots and grow.