

278 Mt Douglas Close SE
Calgary, Alberta

MLS # A2312926



\$850,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,328 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Be		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: all window coverings & blinds, radon mitigation system, butcher block portable island.

Enjoy privacy and nature in this exceptional property backing onto green space near the scenic Bow River Pathway system. This stunning home features a grand open-concept layout with soaring ceilings, expansive windows, and an abundance of natural light throughout. The chef-inspired kitchen is the heart of the home, complete with premium appliances, updated cabinetry, and an oversized peninsula ideal for entertaining. A sophisticated yet inviting great room showcases a striking stone gas fireplace and custom built-in shelving, adding warmth, elegance, and character to the main living space. A spacious mudroom with convenient laundry enhances everyday functionality and organization. Upstairs, a large bonus room offers versatile additional living space, perfect for a media room, play area, or quiet retreat. The spacious primary suite features a beautifully renovated 5-piece spa-inspired ensuite with a relaxing soaker tub and oversized stand-up shower, along with an impressive walk-in closet, creating a true private sanctuary. The fully finished basement is thoughtfully designed for both comfort and entertainment, featuring a spacious recreation/media room, two additional bedrooms, a flexible space ideal for a home office, craft room, or gym, and a 3-piece bathroom for added convenience. The private outdoor oasis completes the home with a beautifully landscaped yard, fire pit area, and an expansive deck—perfect for relaxing or entertaining year-round. This home has no Poly-B piping. Furnace replaced in November 2022 and hot water 2020.