

# \$1,150,000 - 324 Mt Douglas Place Se, Calgary

MLS® #A2196005

**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 2,227 sqft  
Residential on 0.31 Acres

McKenzie Lake, Calgary, Alberta

\*OPEN HOUSE-SAT APR 5, 1:30-3:30PM & SUN APR 6, 12-3PM\* Nestled in a quiet cul-de-sac, this stunning detached home sits on an expansive .31 of an acre lot—arguably one of the largest in SE Calgary. Featuring 5 bedrooms (3 up, 2 down), 3.5 bathrooms, and a walkout basement, this home is perfect for families seeking space, comfort, and convenience.

Inside, the kitchen is bathed in natural light from large windows and features stainless steel appliances, a breakfast bar, and an additional drinks fridge. The main floor offers a cozy gas fireplace, a dedicated home office, and direct access to the deck—ideal for BBQing while watching the kids enjoy the enormous backyard.

Upstairs, you™ll find three spacious bedrooms, including a primary suite with a walk-in closet, ensuite, and a relaxing corner soaker tub. A full bathroom completes the upper level. The walkout basement offers two additional bedrooms, another full bathroom, a large living room with a second gas fireplace, a wet bar, and a dedicated laundry room, making it a perfect space for guests or extended family.

Additional highlights of this home include solar panels for energy efficiency, in-floor heating for year-round comfort, central A/C to keep cool in the summer, and a gas heater in the



garageâ€”perfect for Calgaryâ€™s winters. Recently painted and meticulously maintained, this pet-free, smoke-free home also comes with a remaining roof warranty. Enjoy stunning mountain views and the convenience of being just 100 metres from Fish Creek Park, offering endless opportunities for outdoor recreation. Close to schools, amenities and easy access to Deerfoot Trail. Come see for yourself!

Built in 1998

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2196005    |
| Price          | \$1,150,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,227       |
| Acres          | 0.31        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 324 Mt Douglas Place Se |
| Subdivision | McKenzie Lake           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 3P3                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Basement, Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Full, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard         |
| Lot Description   | Cul-De-Sac, Landscaped, Pie Shaped Lot |
| Roof              | Wood                                   |
| Construction      | Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 6               |
| Zoning         | R-CG            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

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