



## 42 Mt Douglas Close Calgary Alberta

\$874,900

Welcome to your new home, a stunning 6-bedroom and an office, 3-full-bath and 2-half-bath residence that perfectly blends comfort and convenience. Ideal for large and multi-generational families. Located close to schools and shopping centers and just a 5-minute walk from the scenic Fishcreek Provincial Park, a 10 km loop of paved hiking and biking trail including fishing at the Bow River, this property offers the ideal tranquility and accessibility. As you enter, you are welcomed by a fantastic high ceiling foyer and an abundance of natural light brought by the large windows. The main floor is designed for everyday living and entertaining, featuring a formal dining area, a versatile office space, and a generous living area. The kitchen has everything you need, from a kitchen island to a countertop gas stove and a suite of other sleek stainless-steel appliances. It has a fully insulated heated garage with built-in cabinets. Upstairs, you'll discover a thoughtfully designed layout with four spacious bedrooms sharing a well-appointed 4-piece bathroom. The luxurious primary bedroom stands out with its expansive 4-piece ensuite and a walk-in closet, providing a private retreat. The fully developed walkout basement is a highlight of the home. It offers two additional rooms, including a 4-piece bathroom ensuite. It also features a second kitchen with a gas stove and large fridge, a half bathroom, and an expansive living area, making it perfect for hosting guests or accommodating extended family. The house is fully equipped to handle its utilities, has a separate furnace for the basement and for the area above grade, two hot water tanks, a water softener, and a newly replaced air conditioning system. Take advantage of this opportunity to own a home with space, style, a fantastic location and a well built structure. Contact your favorite agent today to schedule a viewing!" (id:...

Family room 13.08 Ft x 12.25 Ft

Eat in kitchen 10.83 Ft x 9.75 Ft

Bedroom 13.25 Ft x 10.83 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 12.50 Ft x 10.58 Ft

2pc Bathroom 5.58 Ft x 4.42 Ft

Breakfast 11.00 Ft x 8.42 Ft

Foyer 6.92 Ft x 5.83 Ft

Office 11.00 Ft x 8.50 Ft

Laundry room 9.92 Ft x 6.92 Ft

2pc Bathroom 6.50 Ft x 2.92 Ft

Primary Bedroom 13.83 Ft x 13.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty



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**Mirror**

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Living room	13.17 Ft x 10.00 Ft	4pc Bathroom	12.17 Ft x 6.17 Ft
Family room	13.67 Ft x 13.25 Ft	Bedroom	11.67 Ft x 11.00 Ft
Kitchen	12.75 Ft x 11.00 Ft	Bedroom	11.17 Ft x 11.08 Ft
Dining room	12.83 Ft x 11.00 Ft		