



## 126 Mt Douglas Villas Calgary Alberta

\$599,900

Gorgeous Villa style BUNGALOW with FULLY DEVELOPED WALK OUT BASEMENT & CENTRAL AIR CONDITIONING !! These units rarely become available. Situated in a quiet, well maintained complex w/healthy reserve fund! The main floor of this home offers TWO great sized bedrooms with a 3rd bedroom on the fully developed walk out level ! You'll love preparing meals in your sunny kitchen that offers lots of crisp white cabinets, large prep island, walk in pantry, SS appliances & man door to your large, west facing deck that overlooks the green space. The adjacent living room boasts a cozy gas fireplace - you'll love the luxury vinyl plank flooring & the VAULTED CEILINGS in these two rooms ! Your primary suite also has VAULTED CEILINGS and is large enough for a king sized suite. This room features a walk in closet & ensuite that hosts a shower, soaker tub & long vanity. Your lower walk out level offers 9' ceilings, a huge family room, games area, a 2 pce bathroom & an additional bedroom w/egress window. Patio doors lead you out to your west facing patio. Basement development has permits! This is a pet friendly complex (with board approval) & is NOT age restricted. (id:6769)

Recreational, Games room 25.50 Ft x 17.33 Ft

Family room 31.58 Ft x 16.17 Ft

Bedroom 11.25 Ft x 10.17 Ft

2pc Bathroom 9.08 Ft x 5.00 Ft

Furnace 11.17 Ft x 8.17 Ft

Living room 17.83 Ft x 10.83 Ft

Kitchen 11.75 Ft x 8.58 Ft

Dining room 12.58 Ft x 10.92 Ft

Primary Bedroom 15.50 Ft x 13.25 Ft

4pc Bathroom 13.17 Ft x 5.75 Ft

Bedroom 15.33 Ft x 11.58 Ft

3pc Bathroom 9.42 Ft x 8.75 Ft

Other 12.50 Ft x 6.67 Ft

Foyer 8.83 Ft x 7.50 Ft

Listing Presented By:



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CIR Realty

<http://www.jangraham.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
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