



# 101 Mt Douglas Green Calgary Alberta

\$994,900

RARE OFFERING - CUSTOM ESTATE BUILD WITH TRIPLE GARAGE ON CORNER LOT ACROSS FROM THE RIDGE - With over 4,200 sq ft of developed space, this 5 bedroom plus BONUS room, 3.5 bathroom home impresses on all levels. Curb appeal is extraordinary with the Stucco and River Rock finish, covered porch and aggregate walkways/driveway. Main floor opens to a spacious vaulted foyer with gleaming hardwood floors, French doors open onto a formal dining area with oversized windows that exude natural light throughout. Chef's kitchen features Custom maple cabinetry, granite counters, stainless steel appliances, huge walk-in pantry PLUS extended breakfast nook area and is open to the Family Room that hosts a Designer Riverrock Wood burning fireplace with built-in cabinetry. A Spacious office area, 1/2 bth and Laundry room with storage complete this level. Ascend to the Upper floor to find a HUGE bonus room, main bathroom and FOUR bedrooms including the King Sized Primary with private balcony, walk-in closet and SPA-inspired 5 piece ensuite featuring a double walk-in shower. The basement was fully finished and hosts the 5th bedroom, full bathroom, entertainment area with wet bar, games area, storage and a ready to develop COLD room that could house your favorite wine cellar. It also hosts a RARE walkup to the garage - easy access for family lifestyle. SOUTH oversized fully fenced yard hosts a covered deck with Hot Tub zone, u/g sprinklers, mature landscaping and firepit area. Triple Tandem Garage features lots of storage & is partially heated. You really have to experience this house to see just how special it really is. Special Home and special location - walking distance to schools, fish creek park and all the amenities of the area. (id:6769)

4pc Bathroom 6.17 Ft x 8.50 Ft  
 Bedroom 9.92 Ft x 11.58 Ft  
 Recreational, Games room 30.00 Ft x 30.42 Ft  
 Storage 20.50 Ft x 8.58 Ft  
 2pc Bathroom 6.17 Ft x 5.00 Ft  
 Dining room 10.75 Ft x 12.17 Ft  
 Dining room 11.17 Ft x 8.58 Ft

Living room 17.58 Ft x 13.58 Ft  
 Office 12.00 Ft x 10.58 Ft  
 4pc Bathroom 7.92 Ft x 7.33 Ft  
 5pc Bathroom 10.92 Ft x 15.50 Ft  
 Bedroom 13.08 Ft x 9.25 Ft  
 Bedroom 11.67 Ft x 10.08 Ft  
 Bedroom 11.67 Ft x 12.92 Ft

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

Listing Presented By:



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Kitchen 11.17 Ft x 12.17 Ft  
Laundry room 6.58 Ft x 5.08 Ft

Family room 16.58 Ft x 21.92 Ft  
Primary Bedroom 17.42 Ft x 13.67 Ft