



## 338 Mt Douglas Manor Calgary Alberta

\$439,900

Welcome to Mount Douglas Peaks, a fantastic townhouse complex in McKenzie Lake! This spacious 3-bedroom, 2.5-bath home boasts over 1,625 sq ft of beautifully developed space, ideal for families. The main floor features stunning hardwood floors, an open-concept layout, a well-sized white kitchen with an island, dining area, and cozy living room. The upper level continues with hardwood, including a primary bedroom with a walk-in closet, two additional bedrooms, and a 4-piece bath. The fully developed lower level includes a generous rec room, office, and another 4-piece bath. Enjoy summer BBQs on your back deck, and benefit from a single-car garage plus an extra driveway parking space. Recent upgrades: stainless steel appliances (2 years), Samsung washer & dryer (5 years), furnace serviced with a new motherboard (2 years), new hot water tank (2 years), and new carpet in the lower level. Located just a short walk from the Bow River Pathway and Fish Creek Provincial Park, this home is also near Mountain Park School, major highways, and shopping/dining options on 130th Ave. Don't miss this opportunity--call today to schedule your viewing! (id:6769)

Primary Bedroom 19.33 Ft x 14.08 Ft

Bedroom 10.92 Ft x 10.17 Ft

Bedroom 10.67 Ft x 9.42 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Recreational, Games room 22.50 Ft x 12.00 Ft

Den 10.75 Ft x 9.50 Ft

4pc Bathroom 9.42 Ft x 6.08 Ft

Living room 19.25 Ft x 8.00 Ft

Kitchen 10.08 Ft x 9.25 Ft

Dining room 9.08 Ft x 6.33 Ft

2pc Bathroom 7.00 Ft x 3.33 Ft

Listing Presented By:



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