



## 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	4pc Bathroom 9.42 Ft x 6.08 Ft
Bedroom 10.92 Ft x 10.17 Ft	Living room 19.25 Ft x 8.00 Ft
Bedroom 10.67 Ft x 9.42 Ft	Kitchen 10.08 Ft x 9.25 Ft
4pc Bathroom 8.67 Ft x 4.92 Ft	Dining room 9.08 Ft x 6.33 Ft
Recreational, Games room 22.50 Ft x 12.00 Ft	2pc Bathroom 7.00 Ft x 3.33 Ft
Den 10.75 Ft x 9.50 Ft	

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<https://louietalerico.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca