



# 39 Mt Douglas Point Calgary Alberta

\$999,900

Welcome to this beautifully fully renovated family home in the highly sought-after community of McKenzie Lake. Offering over 3,500 sq. ft. of developed living space and 6 bedrooms, this impressive property perfectly combines modern upgrades, functional design, and an unbeatable location in one of Calgary's most established and family-friendly neighbourhoods. Perfectly situated on a quiet street backing directly onto a park and playground, this home offers rare privacy with no rear neighbours and peaceful green space views. Step inside to a dramatic open-to-below foyer featuring a curved staircase and skylight, filling the entryway with natural light and creating a grand first impression. The main floor offers a versatile layout with a bright front flex room, a formal dining area with elegant arched openings, and a spacious living room anchored by a gas fireplace with a striking stone surround. The fully renovated kitchen showcases timeless two-tone cabinetry, stone countertops, stainless steel appliances, and a large central island. A sun-filled breakfast nook overlooks the backyard, and the adjacent deck provides the perfect setting for summer barbecues and outdoor entertaining. A main-floor office offers an ideal workspace, study area, or optional guest room. Upstairs, the primary suite serves as a true retreat, featuring dual closets and a spa-inspired ensuite with dual vanities, a fully tiled walk-in shower with 10mm glass, a freestanding soaker tub, and heated floors. Three additional spacious bedrooms and a full bathroom complete the upper level. The fully finished basement expands the home's living space with a large recreation and entertainment area with a built-in bar, plus two additional bedrooms and a full bathroom, offering excellent flexibility for guests, teenagers, or extended family. Recent upgrades provide added peace of mind, including a new roof and sk...

Bedroom 13.08 Ft x 11.25 Ft  
 Bedroom 12.25 Ft x 10.33 Ft  
 Bedroom 10.58 Ft x 10.33 Ft  
 Primary Bedroom 17.17 Ft x 13.08 Ft  
 4pc Bathroom 7.58 Ft x 4.92 Ft  
 5pc Bathroom 13.42 Ft x 10.50 Ft  
 Bedroom 12.42 Ft x 7.08 Ft  
 Bedroom 12.00 Ft x 9.42 Ft  
 3pc Bathroom 7.83 Ft x 5.33 Ft

Recreational, Games room 29.58 Ft x 17.25 Ft  
 Furnace 10.67 Ft x 7.42 Ft  
 2pc Bathroom 5.92 Ft x 2.92 Ft  
 Breakfast 8.42 Ft x 5.00 Ft  
 Dining room 15.33 Ft x 12.00 Ft  
 Family room 20.33 Ft x 19.58 Ft  
 Kitchen 14.25 Ft x 11.33 Ft  
 Living room 18.42 Ft x 12.92 Ft  
 Other 8.92 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:  
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