

85 Mt Douglas Circle Calgary Alberta

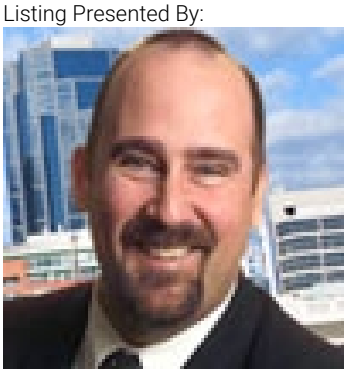
$1,695,000

Offered for the first time, this custom-built estate home presents a rare opportunity to own one of the premier properties on prestigious Mt. Douglas Circle. Lovingly built for and exceptionally well cared for by its original owners, this is a true legacy home that rarely comes to market. Situated on an impressive 9,558 sq. ft. ridge lot overlooking the Bow River Valley, the home enjoys panoramic views of the Rocky Mountains, the downtown Calgary skyline, and one of the city's most beautiful natural settings. Offering 4,977 sq. ft. of developed living space, including 3,205 sq. ft. above grade, the home is thoughtfully designed over three levels. The upper floor features a spacious primary retreat with a private balcony, walk-in closet, and a luxurious 7-piece ensuite with a steam shower, along with two additional bedrooms, a 4-piece bathroom, and a versatile loft. The main floor offers an ideal balance of elegance and everyday functionality with a grand two-storey foyer, sweeping staircase, formal living and dining rooms, a spacious family room, a well-appointed kitchen with breakfast nook, a private den, laundry and mudroom, a 2-piece powder room, and a heated triple attached garage. The fully developed basement expands the living space with a fourth bedroom, 3-piece bathroom, dedicated media/theatre room, a large recreation room, and a wet bar, making it an ideal space for entertaining or relaxing with family and friends. Large windows fill the home with natural light while showcasing the surrounding views, while rich hardwood flooring, crystal chandeliers, timeless architectural details, and a custom hand-painted mural add warmth and character throughout. Outside, the professionally landscaped backyard offers a private retreat with multiple seating and entertaining areas, a dedicated hot tub space, and an underground irrigation system for easy maintenance. With...

Recreational, Games room 29.50 Ft x 15.67 Ft
Media 18.00 Ft x 12.42 Ft
Other 7.42 Ft x 8.33 Ft
Furnace 15.25 Ft x 7.92 Ft
Bedroom 12.75 Ft x 12.00 Ft
3pc Bathroom 13.25 Ft x 6.75 Ft

Office 10.75 Ft x 10.00 Ft
Foyer 9.50 Ft x 16.00 Ft
Family room 21.00 Ft x 15.00 Ft
Laundry room 7.67 Ft x 8.33 Ft
2pc Bathroom 6.00 Ft x 6.50 Ft
Other 10.00 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:
Charles

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Kitchen 17.00 Ft x 15.00 Ft

Dining room 19.50 Ft x 12.42 Ft

Breakfast 9.75 Ft x 8.00 Ft

Living room 12.00 Ft x 15.50 Ft

Primary Bedroom 19.50 Ft x 22.00 Ft

Bedroom 11.17 Ft x 12.75 Ft

Bedroom 14.08 Ft x 11.25 Ft

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