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**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



74 MT DOUGLAS VI SE, Calgary, Alberta, T2Z 3R5, Canada

MLS®# C4193510



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Property Value	\$423,900
Type	Duplex
Style	Bungalow
Basement	Walkout/Walk Up
Parking	1
Year Built	2000
Living Area	1,095 sq.ft.
Lot Size Area	4,111.81 sq.ft.
Bedrooms	3
Bathrooms	2 full & 1 half
Maintenance Fee	\$375.00

## Description

Check out 3D Tour. Exclusive villa in the heart of McKenzie Lake-coveted Renaissance of Mt Douglas complex. Bright & sunny south backyard brings tons of natural light-complimented by vaulted ceilings. GRANITE countertops, crisp white cabinets, large WALK-IN PANTRY, Stove new in 2016. Living room features GAS BURNING fireplace w/tile & wood surround. Oversized patio w/lots of SOUTH FACING sun & phantom screen door. Master bedroom fits your king sized bed & furniture, WALK-IN closet, custom blinds, 4 piece ensuite w/soaker tub. Bosch Washer/Dryer on main level. Other bedroom (used as an office now) with bay window & 3 piece bath just steps away. FULLY DEVELOPED WALK-OUT basement w. 3rd bedroom & 2 piece bath + GAS BURNING FIREPLACE + WET BAR w/glass block & light accents. Tons of STORAGE-VACUFLO-TINTED WINDOWS-Alarm system-Gas hook-up for BBQ. Garage big enough for 2 cars+storage! New hot water tank 2015. Furnace serviced every 2 years. Great neighbors! No age restrictions and pets with board approval.

