

# \$1,150,000 - 324 Mt Douglas Place Se, Calgary

MLS® #A2196005

**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 2,227 sqft  
Residential on 0.31 Acres

McKenzie Lake, Calgary, Alberta

\*OPEN HOUSE-SAT APR 5, 1:30-3:30PM & SUN APR 6, 12-3PM\* Nestled in a quiet cul-de-sac, this stunning detached home sits on an expansive .31 of an acre lot—arguably one of the largest in SE Calgary. Featuring 5 bedrooms (3 up, 2 down), 3.5 bathrooms, and a walkout basement, this home is perfect for families seeking space, comfort, and convenience.

Inside, the kitchen is bathed in natural light from large windows and features stainless steel appliances, a breakfast bar, and an additional drinks fridge. The main floor offers a cozy gas fireplace, a dedicated home office, and direct access to the deck—ideal for BBQing while watching the kids enjoy the enormous backyard.

Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet, ensuite, and a relaxing corner soaker tub. A full bathroom completes the upper level. The walkout basement offers two additional bedrooms, another full bathroom, a large living room with a second gas fireplace, a wet bar, and a dedicated laundry room, making it a perfect space for guests or extended family.

Additional highlights of this home include solar panels for energy efficiency, in-floor heating for year-round comfort, central A/C to keep cool in the summer, and a gas heater in the



garageâ€”perfect for Calgaryâ€™s winters. Recently painted and meticulously maintained, this pet-free, smoke-free home also comes with a remaining roof warranty. Enjoy stunning mountain views and the convenience of being just 100 metres from Fish Creek Park, offering endless opportunities for outdoor recreation. Close to schools, amenities and easy access to Deerfoot Trail. Come see for yourself!

Built in 1998

### Essential Information

MLS® #	A2196005
Price	\$1,150,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,227
Acres	0.31
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	324 Mt Douglas Place Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3P3

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	Nineteen 88 Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.