# \$1,999,900 - 149 Mt Douglas Circle Se, Calgary

MLS® #A2236591

### \$1,999,900

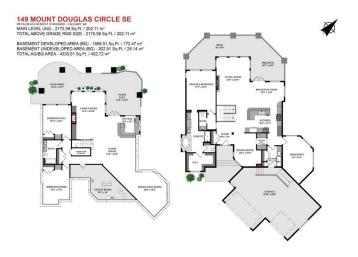
3 Bedroom, 3.00 Bathroom, 2,176 sqft Residential on 0.35 Acres

McKenzie Lake, Calgary, Alberta

ABSOLUTELY THE FINEST VIEW THE RIDGE HAS TO OFFER IN SOUTH CALGARY! This rare, pie-shaped 1/3-acre walkout bungalow is perched atop the McKenzie Ridge, offering an unrivaled vantage point with panoramic, unobstructed views of the Bow River Valley, the majestic Rocky Mountains, Fish Creek Park, and the glittering Downtown skyline. Custom-built by Jayman, this executive home boasts over 4,300 square feet of luxuriously finished living space. It is being offered for sale for the first time by the original ownersâ€"available for a QUICK possession. Situated on a quiet, private street with a sunny west-facing backyard, this property is a true sanctuary, featuring a professionally designed, resort-style backyard, mature landscaping, and ample outdoor space to entertain or relax, with nature at your doorstep. The oversized heated triple-car garage features a walking ramp with storage, built-in storage, and easy access for added convenience. Inside, a wall of floor-to-ceiling windows along the ridge floods the main level with natural light, showcasing the spectacular views from nearly every room. The main floor features 2,175 sq.ft. of elegant living with soaring 12' ceilings, rich hardwood floors, an inviting family room with a stone-faced gas fireplace, a front dining room, and a stunning chef's kitchen with custom cabinetry, granite counters, BOSCH built-in appliances, Samsung Fridge, a dramatic central island with undermount sink, raised eating bar, server bar







with beverage fridge and prep sink, and a large walk through server area and built in wall pantry. A spacious main floor office or flex room is perfect for working from home, offering inspiring views. The stately primary retreat provides even more breathtaking scenery, a large walk-in closet with built-ins, and a luxurious, spa-like en-suite with dual vanities, a soaker tub, and a separate steam shower. A mudroom, laundry area, and powder room complete the main level. The fully finished 1,856 sq.ft. walkout basement is designed for entertaining, featuring two large bedrooms, a massive 55' x 22' family/games/rec room with a second gas fireplace, full entertainment wall, wrap around wet bar, five-piece bathroom, and ample storage. Step outside to an 18' x 13' covered concrete patio, 12' x 12' open patio with firepit area, and an expansive 55' x 12' upper deck finished with vinyl surface and glass railingsâ€"perfect for enjoying sunsets and nature year-round. Additional features include two A/C units, a built-in speaker system, stucco & stone exterior, cedar shake roof, and extensive mature trees and shrubs. Located in one of Calgary's most sought-after SE communities, just minutes from Fish Creek Park, top-tier schools, a first-class golf course, shopping, and easy access to major roads, this exceptional home offers estate-level living, an unbeatable location, and a lifestyle that's second to none. Call your favorite REALTOR® today to schedule your private viewingâ€"this is a once-in-a-lifetime opportunity!

Built in 2003

#### **Essential Information**

MLS® # A2236591

Price \$1,999,900

Bedrooms 3

Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 2,176 Acres 0.35 Year Built 2003

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 149 Mt Douglas Circle Se

Subdivision McKenzie Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3A 5W1

#### **Amenities**

Amenities Other

Parking Spaces 6

Parking Additional Parking, Garage Door Opener, Garage Faces Front, Heated

Garage, Insulated, Oversized, Triple Garage Attached, Aggregate, Side

By Side

# of Garages 3

#### Interior

Interior Features Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling

Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar,

Wood Windows

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer,

Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Water Softener

Heating Boiler, In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Family Room, Gas, Great Room, Mantle, Raised Hearth, Stone

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard, Fire Pit, Lighting, Private Yard, Rain

Gutters, Covered Courtyard

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac,

Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Many Trees, Meadow, Native Plants, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Views, Yard Lights, Greenbelt, Underground Sprinklers

Roof Cedar Shake

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 3

Zoning R-CG

### **Listing Details**

Listing Office Jayman Realty Inc.

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