

**129 Mt Douglas Circle SE
Calgary, Alberta**

MLS # A2297929



\$1,900,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,613 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Views		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Vinyl Plank, Wood

Roof: Wood

Basement: Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Water Softener "as-is" Refrigerator in Butler Pantry, Refrigerator in basement, built-in convection/microwave, Garage Freezer

Positioned on one of the LARGEST RIVERFRONT RIDGE LOTS in the area, this property backs directly onto the Bow River with UNOBSTRUCTED MOUNTAIN, RIVER AND DOWNTOWN SKYLINE views that are simply stunning in a large urban centre. With DIRECT ACCESS to the PATHWAY SYSTEM OF FISH CREEK PARK, you're stepping into one of Calgary's most coveted outdoor lifestyles with MILES OF TRAILS at your back door. Evenings here don't get old, whether you're under the newly installed, ALL-SEASON PERGOLA or relaxing on the PRIVATE LOWER PATIO with HOT TUB, the SUNSETS put on a show every single night. Inside, this 5-BEDROOM home delivers both presence and precision. A DRAMATIC CIRCULAR STAIRCASE and SOARING VAULTED CEILINGS make an immediate statement. The custom-renovated kitchen is built to impress and perform, featuring a MASSIVE ISLAND, BUTLER'S PANTRY, BOSCH appliances, and timeless STONE FINISHES. A SCULPTURAL CONCRETE FIREPLACE anchors the main living area, while a MAIN FLOOR OFFICE adds executive-level functionality. Upstairs, the primary suite is framed by ELEVATED VIEWS and complemented by a fully renovated ensuite with HEATED FLOORS, MARBLE FINISHES, SOAKER TUB, and a CURBLESS WALK-IN SHOWER. Two additional bedrooms and a 3-piece bath complete the upper level. The walkout basement features two additional bedrooms, a full bath, a spacious recreation area, games room and a WET BAR built for entertaining. IN-FLOOR HEATING ensures year-round comfort without compromise. The exterior matches the interior in both scale and execution, with extensive professional landscaping, FRAMING PILLARS, BULLARDS, CONCRETE CURBING, IRRIGATION, a FENCED DOG RUN with upper

deck access, and an OVERSIZED TRIPLE-CAR GARAGE. This is your opportunity to own a home with one of the most impressive views in the city. Book your showing today!