

# \$1,050,000 - 324 Mt Douglas Place Se, Calgary

MLS® #A2218441

**\$1,050,000**

5 Bedroom, 4.00 Bathroom, 2,227 sqft

Residential on 0.31 Acres

McKenzie Lake, Calgary, Alberta

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 TRIPLE CAR GARAGE—perfect for Calgary's winters and additional storage. (2022) - attic



insulation upgrade (R100) and roof maintenance (with remaining roof warranty). (2023) - home energy management system with 8.29 kw solar panel array, 5 kwh battery and 200 amp automatic grid transfer switch. The system is backup generator ready (33k total investment). (2023) - new garden shed. Recently painted (2024) and meticulously maintained, this pet-free, smoke-free home is waiting for its new owners. 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® #         | A2218441    |
| Price          | \$1,050,000 |
| 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 May 8th, 2025  
Days on Market 6  
Zoning R-CG

### Listing Details

Listing Office Nineteen 88 Real Estate

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