



THE
A-TEAM

**RE/MAX
FIRST**

121 MASTERS Cape, Calgary T3M 2B2

MLS®#: **A2105131**

Area: **Mahogany**

Listing Date: **02/07/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **-\$31k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **5,285 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,942**
Low Sqft:
Ttl Sqft: **2,942**

DOM

102
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dryer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s),Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`6"	Dining Room	Main	18`0" x 12`2"
Dinette	Main	17`6" x 8`7"	Kitchen	Main	17`6" x 11`4"
Living Room	Main	15`6" x 15`11"	Mud Room	Main	11`0" x 9`10"
Office	Main	9`0" x 10`8"	4pc Bathroom	Second	11`0" x 5`0"
5pc Ensuite bath	Second	16`6" x 10`6"	Bedroom	Second	11`1" x 12`0"
Bedroom	Second	11`0" x 14`3"	Family Room	Second	19`0" x 17`5"
Laundry	Second	11`0" x 8`2"	Bedroom - Primary	Second	18`0" x 13`0"

Walk-In Closet	Second	11`1" x 6`4"	Furnace/Utility Room	Basement	14`9" x 15`7"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-1s			
Legal Desc:		1611227			
			Remarks		
Pub Rmks:		Welcome to your dream home in the picturesque lakeside community of Mahogany! This 2-storey, 2900+ sqft gem boasts a thoughtfully designed layout, featuring a main floor office/den, 9ft ceilings, a servery, a chef-style kitchen with upgraded appliances and built-in gas stove. The open living and dining space, adorned with a stone gas fireplace, is perfect for family gatherings. Ascending via the spiral stairs lined with iron spindles, the second floor offers a spacious bonus room, three bedrooms, and a convenient laundry room off the large primary suite. The ensuite is a sanctuary with his and hers vanity, granite counters, a stand-alone soaker tub, and glass-enclosed shower. The walk-out basement, with 9ft ceilings and ample natural light, awaits your creative touch. The home is also pre-wired for ceiling speakers on the main and upper level as well as for outdoor security cameras. Enjoy semi-private access to Mahogany Lake right across the street and the beach club. Prime location with nearby shops, restaurants, schools, and parks with quick access to all major commuter routes. This is not just a home; it's a lifestyle. Make it yours today!			
Inclusions:		TV wall mounts, all light fixtures			
Property Listed By:		eXp Realty			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













