



THE
A-TEAM

**RE/MAX
FIRST**

537 MARINE Drive, Calgary T3M 2Z6

MLS®#: **A2107188**

Area: **Mahogany**

Listing Date: **02/15/24**

List Price: **\$800,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,076

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,076

Lot Information

Lot Sz Ar:

3,326 sqft

Lot Shape:

DOM

94

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,No Neighbours Behind
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`9" x 13`6"
2pc Bathroom	Main	
5pc Ensuite bath	Main	
Bedroom	Lower	9`5" x 11`0"
Media Room	Lower	15`7" x 16`1"

Room	Level	Dimensions
Dining Room	Main	8`7" x 15`1"
Bedroom - Primary	Main	12`0" x 12`6"
Bedroom	Lower	9`8" x 11`0"
4pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1911153

Remarks

Pub Rmks:

Welcome to this rare bungalow nestled in the highly coveted community of Mahogany, mere steps away from the tranquil lake. Upon entry, be impressed by the soaring 10ft ceilings, opulent vinyl plank floors, and an inviting open-concept design seamlessly connecting the kitchen, dining area, and living room - an ideal space for hosting gatherings. The living room provides breathtaking views of the lake and features a striking gas fireplace adorned with a herringbone patterned tile and finished with an exquisite white mantle. The kitchen is a culinary haven, boasting a substantial center island with a breakfast bar, accompanied by floor-to-ceiling cabinets that exude elegance. A premium stainless-steel appliance package (valued over 15k) enhances your culinary experiences. The primary bedroom is generously sized, featuring a walk-in closet and a spa-like ensuite. The 5-piece bath boasts a double vanity with quartz countertops, a spacious glass shower, and a soaker tub adorned with beautiful white tiling. As you make your way to the basement you will notice vinyl plank steps that lead into a large entertainment space - perfect for movie nights or sports enthusiasts. This level also encompasses two well-appointed bedrooms, and a 4-piece bathroom. Embrace comfort and technology with the inclusion of dual climate control zoning and an Air Conditioning unit to combat even the hottest summer days. The xeriscaped lot ensures easy landscaping during the summer months, complemented by a thoughtfully upgraded exposed concrete walkway that runs from the back of the home to the front steps, allowing easy and safe access to all doors. The spacious double detached garage adds convenience for storage needs and is wired with electrical an outlet to charge your electric vehicle. Welcome to a residence that seamlessly combines elegance, comfort, and breathtaking lakefront living. Residents of this esteemed lake community enjoy access to a variety of amenities, including PRIVATE LAKE ACCESS, recreational facilities, and scenic walking trails. The possibilities for leisure and enjoyment are endless. Conveniently located near shopping, dining, and entertainment options, this home offers the perfect balance of tranquility and accessibility.

Inclusions:
Property Listed By:

N/A
eXp Realty

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











