



THE
A-TEAM

**RE/MAX
FIRST**

647 MARINE Drive, Calgary T3M 2Z6

MLS® #: **A2110953**

Area: **Mahogany**

Listing Date: **04/18/24**

List Price: **\$730,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2022

Lot Information

Lot Sz Ar:

3,132 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,098

Low Sqft:

Ttl Sqft:

1,098

DOM

31

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, Level

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Cement Fiber Board

Flooring:

Carpet, Ceramic Tile, Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Int Feat:

Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room

Living Room

Dining Room

2pc Bathroom

4pc Ensuite bath

4pc Bathroom

Level

Main

Main

Main

Main

Lower

Dimensions

15`8" x 14`2"

12`5" x 9`0"

4`11" x 4`11"

8`7" x 9`1"

8`3" x 8`9"

Room

Kitchen

Laundry

Bedroom - Primary

Family Room

Bedroom

Level

Main

Main

Main

Lower

Lower

Dimensions

15`8" x 10`4"

3`6" x 3`6"

11`11" x 16`3"

14`2" x 13`1"

13`9" x 9`10"

Bedroom	Lower	11`4" x 15`7"	Furnace/Utility Room	Lower	8`4" x 19`6"
Legal/Tax/Financial					

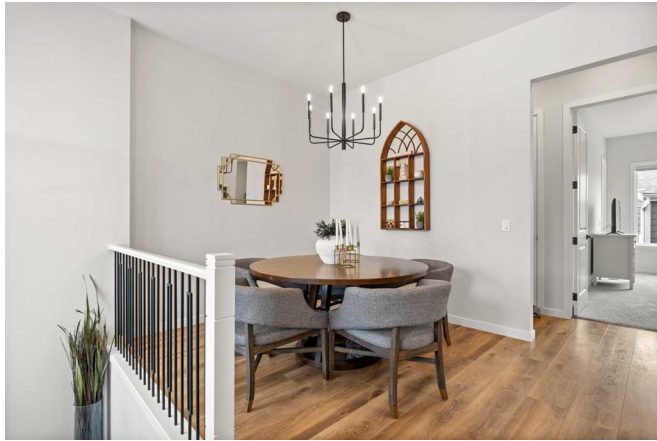
Title:	Zoning:	
Fee Simple	R-2M	
Legal Desc:	1910524	

Pub Rmks:	<p>Lakeside living at its finest! Presenting a fully developed bungalow villa with NO CONDO FEES, a \$3,000 landscaping certificate and located steps to Mahogany's main beach, central park and across from the future historic Ollerenshaw farm. Enter into 9' knock down ceilings, a front lifestyle room with focal gas fireplace, luxury vinyl plank and connects seamlessly to the entertainment size kitchen boasting a plethora of stacked classic white cabinets, quartz counters, built in microwave and soft close mechanics. Off the kitchen is the family size dining area and access to the fully developed lower level. Convenient main floor laundry with access to the side entry to the private yard and double detached garage. The primary bedroom is set to the back of the plan, quiet and a generous size for all types of furniture placement with your beautiful 4 piece en-suite bath designed with storage, quartz counters, his and her sinks and full size shower. Open rail guides you to the lower level beginning with a media room, 2 added bedrooms a 4 piece bath as well as plenty of storage wrapped in sunshine windows and 9' ceilings. Experience this awarded winning 4 season community featuring 2 beaches, splash park, tennis, basketball and pickle ball courts, an urban village, parks, playgrounds, 74 acre wetlands, schools, transit, 22km of walking paths, 63 acre lake and year-round activities, both indoors and out.</p>				
Inclusions:	Alarm system				
Property Listed By:	RE/MAX First				

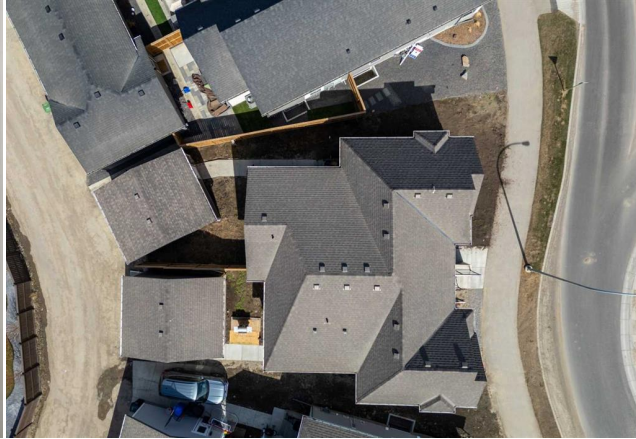
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

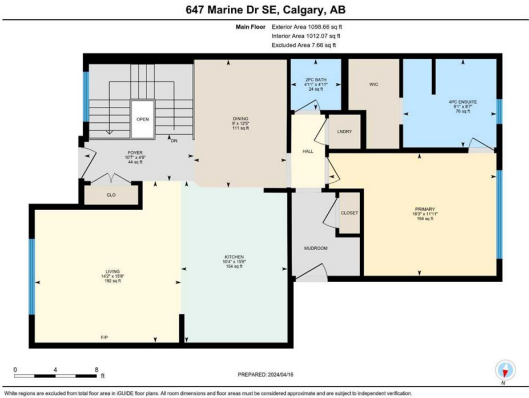












647 Marine Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 1035.46 sq ft
Interior Area 991.33 sq ft



0 5 10 ft PREPARED: 2024/04/16
Notes: Regions are excluded from total floor area in GLOUSE. Floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.