



THE
A-TEAM

**RE/MAX
FIRST**

249 MAHOGANY Manor, Calgary T3M 1N9

MLS®#: **A2112861**

Area: **Mahogany**

Listing Date: **03/07/24**

List Price: **\$1,224,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **6,856 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,797**
Low Sqft:
Ttl Sqft: **2,797**

DOM

73

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Corner Lot,Few Trees,Landscaped,Street Lighting,Pie Shaped Lot,See Remarks,Views Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`10" x 15`3"	Dining Room	Main	11`3" x 14`11"
Kitchen	Main	17`0" x 13`0"	Breakfast Nook	Main	10`1" x 15`3"
Office	Main	10`0" x 12`9"	Mud Room	Main	11`3" x 7`1"
Foyer	Main	5`4" x 14`0"	2pc Bathroom	Main	5`0" x 5`4"

Bonus Room	Upper	14`4" x 15`11"	Bedroom - Primary	Upper	16`11" x 13`0"
5pc Ensuite bath	Upper	9`11" x 11`4"	Walk-In Closet	Upper	9`11" x 12`0"
Bedroom	Upper	9`11" x 13`4"	Bedroom	Upper	9`11" x 13`4"
4pc Bathroom	Upper	6`5" x 7`7"	Laundry	Upper	6`6" x 7`4"
Game Room	Basement	29`5" x 27`5"	Bedroom	Basement	14`4" x 12`10"
4pc Bathroom	Basement	7`7" x 4`11"	Furnace/Utility Room	Basement	12`5" x 20`5"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	1310911

Remarks

Pub Rmks:	<p>**OPEN HOUSE SATURDAY MAY 4th 1:00-3:00PM** Welcome to your dream home in "The Waters" of Mahogany, where luxury living meets lakeside charm! This jaw-dropping residence, boasting nearly 2800 square feet above grade, sits pretty on a serene street, with direct access to green space and your own semi-private dock. As you step inside, get ready to be wowed! To your left, we've got a sleek front den decked out with French doors and savvy built-ins, perfect for crushing those work goals or sealing the deal in style. Keep strolling, and you'll hit the pièce de résistance - the formal dining room dripping in elegance, thanks to its show-stopping coffered ceilings. This is where you'll want to wine and dine your guests in true class. But hold onto your hats, folks, 'cause the real magic happens at the back of the house! Picture this: soaring cathedral-style ceilings in the living room and breakfast nook, reaching for the sky at 19 feet high. And those windows? They're practically begging for sunlight to flood in, bathing the space in natural light and giving off those good vibes. Plus, we've got a two-sided fireplace to keep things cozy on those chilly nights - talk about the ultimate ambiance! And let's talk about that kitchen, shall we? It's a chef's playground, with chic white cabinets, a sleek dark island, and granite countertops that tie it all together in gourmet perfection. Fire up that gas cooktop, pop open a bottle from the separate beverage cooler, and get ready to whip up some culinary masterpieces. Oh, and did I mention the butler bar? Yeah, it's there to keep the party going, my friends. Head on up to the second floor, and you'll find yourself in a sun-soaked bonus room that's just waiting for your personal touch. Down the hall, the oversized primary bedroom is a sanctuary in itself, complete with a spa-inspired bathroom and a closet so big, you could practically fit a small army of shoes in there. Two more bedrooms and a convenient upper floor laundry round out this level, making life just a little sweeter. But wait, there's more! Downstairs, the walkout basement is anything but your typical basement. With walls of windows letting in that glorious sunlight, a massive rec room for all your entertainment needs, and a quiet fourth bedroom and bathroom tucked away for when you need a little R&R - it's the ultimate retreat. Located in the picturesque community of Mahogany, you'll have access to everything you need right at your fingertips - from the lake and wetlands to top-rated restaurants and coffee shops. Don't miss out on your chance to call this incredible property home. Schedule your private viewing today and let's make your real estate dreams a reality!</p> <p>All Mastercraft Garage Cabinets, Wine Fridge in Kitchen (Sold As Is)</p> <p>Real Broker</p>
Inclusions:	
Property Listed By:	

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











