



THE
A-TEAM

**RE/MAX
FIRST**

28 MAHOGANY Manor, Calgary T3M 0Y3

MLS® #: **A2114754**

Area: **Mahogany**

Listing Date: **03/14/24**

List Price: **\$849,800**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **4,370 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,400**
Low Sqft:
Ttl Sqft: **2,400**

DOM

66

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Level,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Oven,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,High Ceilings,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	20`5" x 15`0"	Living Room	Main	17`3" x 14`7"
2pc Bathroom	Main	0`0" x 0`0"	Mud Room	Main	10`6" x 6`7"
Kitchen With Eating Area	Main	24`0" x 13`5"	Bonus Room	Second	15`9" x 18`9"
Bedroom	Second	10`4" x 11`8"	Bedroom	Second	10`4" x 10`9"
Laundry	Second	7`10" x 6`1"	4pc Bathroom	Second	0`0" x 0`0"

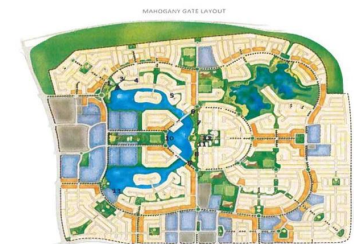
Bedroom - Primary	Second	12`11" x 14`9"	5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Basement	13`9" x 13`2"	3pc Bathroom	Basement	0`0" x 0`0"
Den	Basement	13`9" x 10`0"	Living Room	Basement	22`1" x 15`6"
Storage	Basement	17`4" x 12`2"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	1112288
	Remarks

Pub Rmks:	<p>** Make your First Visit through the 3D Tour link** Welcome to your dream home within the exclusive Estate area of "Waters at Mahogany". Your gateway to luxury living includes coveted private lake access to 10 different exclusive gates to enter the lake. Only residents of the Waters at Mahogany have access to these gates! Grab your swimsuit and head to the beach in the summer or your ice skates in the winter, it's just a short walk! Upon entry of this home, you will be greeted by neutral colours and Brazilian mahogany wood floors which easily accommodates many design styles and possibilities. The front room/living room is an comfortable space to relax in or a welcome spot for visitors. Enter into the heart of the home by going into the kitchen that features a large island with in-counter sink, stainless steel appliances including a gas stove, granite countertops, lots of countertop & cupbaoard space and a walk through pantry that conveniently leads to the garage. The kitchen nook is able to fit a large table and has back door access to the patio and big backyard. In the family room, you can enjoy sitting by the tasteful fireplace and there is a large window to that allows natural light into this big, but cozy, room. Take the stairs up to discover three bedrooms, including the primary bedroom that has a walk-in closet and a 5 pce bathroom. Both kids rooms are oversized and have walk-in closets. You'll love the convenience of having an upstairs laundry and there is a large bonus room that has tons of space for furniture and is saturated with natural light with its sunny south windows. The downstairs was recently developed and is well layed out with an additional bedroom, den, 3 pce bathroom and a large recreational area. Other upgrades include AC, dual zone H/E furnace, H/E hot water tank and an Epoxy floor finish in the double car garage. If comfort and convenience are a priority to you, this homes allows you to live in style while being close to schools, major road ways, the hospital, Mahogany Lake and lots of lots of local restaurants and shopping areas.</p>
Inclusions:	N/A
Property Listed By:	RE/MAX Landan Real Estate

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



MAHOGANY GATE LAYOUT

Waters at Mahogany Gates:

- Gate 1 - All residents may access.
- Gate 2 - 4 - Open Private access.
- Waterfront Gates:
- Gate 6 - All residents may access.
- Gate 7 - Open Private access.
- Gate 8 - Open Private access.
- Gate 9 - All residents may access.
- Gate 10 - Seasonal access only, available to all residents (closed in winter months).
- Gate 11 - Open Private access.
- Gate 12 - All residents may access.
- Gate 13 - Open Private access.

**Please note to access some gates, residents must have valid Membership credentials and up to date accounts. To verify account status, please call 403-493-1233.



