



THE
A-TEAM

**RE/MAX
FIRST**

433 MAHOGANY Court, Calgary T3M 0T7

MLS®#: **A2115981**

Area: **Mahogany**

Listing Date: **03/29/24**

List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar: **5,993 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,324**
Low Sqft:
Ttl Sqft: **2,324**

DOM

52
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Unknown,Vinyl Siding,Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Hardwood,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	13`0" x 6`9"	Kitchen	Main	11`1" x 12`4"
Dining Room	Main	13`6" x 12`1"	Living Room	Main	16`6" x 13`0"

Bedroom - Primary
Bedroom
Bedroom
Game Room
4pc Bathroom
3pc Bathroom

Upper
Upper
Basement
Basement
Second
Basement
18`11" x 12`1"
13`1" x 12`5"
16`4" x 11`5"
11`3" x 20`1"
8`10" x 5`5"
12`0" x 12`9"

Bedroom
Bonus Room
Bedroom
5pc Ensuite bath
2pc Bathroom

Upper
Upper
Basement
Upper
Main
11`9" x 13`8"
14`1" x 12`2"
13`4" x 11`9"
11`7" x 13`5"
4`8" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Annually
Legal Desc:

Zoning:
R-1N

0911270

Remarks

Pub Rmks: **WONDERFUL 5 BED, 3.5 BATH FAMILY HOME IN HIGHLY DESIRABLE SE MAHOGANY LAKE COMMUNITY. An exceptional location, this 2,324 sq ft home is perfectly situated on a quiet cul-de-sac with no neighbours behind, plus quick and easy access to a wealth of amenities and major routes, including 52nd Street and Stoney and Deerfoot Trails. This open-concept main level is designed with tile and hardwood flooring, 10' ceilings, lots of natural light, and a stunning cathedral entrance foyer. Down the hall is a spacious gourmet kitchen finished with elegant espresso cabinetry, pantry, SS appliances, granite countertops, tile backsplash, centre island, and an eat-up breakfast bar. A generously sized dining area also offers patio door access to a back deck, great for summer BBQs, and a very large, fenced back yard. The living room is ideal for entertaining and includes a cozy gas fireplace. A convenient 2 PC bathroom and access to the attached double garage completes this level. Upstairs is designed with a bonus room, and 3 good sized bedrooms, including a spacious primary suite with a vaulted ceiling, walk-in closet and a spa-like 5 PC ensuite bathroom with stand-up shower, soaker tub, dual sink vanity and separate WC. Completing this level is a laundry room with side-by-side appliances, and a 3 PC bathroom. All bathrooms are finished with granite countertops. There is no carpeting in the home. The fully developed lower level offers 2 large bedrooms, storage, 3 PC bathroom, and a games room. There's so many opportunities for an active lifestyle within walking distance, including access to Calgary's largest lake, Mahogany Lake, 2 private beaches, splash park, playground, picnic and BBQ areas, skating, walking trails, lots of recreation amenities, shops, restaurants and close to schools, South Health Campus and so much more. VERY WELL CARED-FOR HOME & dual zoning for air conditioning and heating. View the 3D tour, photos and floor plans and call for your private viewing today!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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









