



THE
A-TEAM

**RE/MAX
FIRST**

5 MAHOGANY Manor, Calgary T3M 0Y3

MLS®#: **A2118862**

Area: **Mahogany**

Listing Date: **04/01/24**

List Price: **\$1,129,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 16-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,628 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,615**
Low Sqft:
Ttl Sqft: **2,615**

DOM

48
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Greenbelt**
Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Window Coverings**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Stone Counters,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 13`5"
Dining Room	Main	11`11" x 9`0"
Foyer	Main	8`4" x 5`6"
Laundry	Main	8`11" x 8`4"
Bonus Room	Upper	18`1" x 13`5"
Walk-In Closet	Upper	9`10" x 8`5"

Room	Level	Dimensions
Kitchen	Main	15`6" x 13`10"
Pantry	Main	7`10" x 5`5"
Den	Main	9`4" x 9`0"
2pc Bathroom	Main	5`0" x 4`11"
Bedroom - Primary	Upper	17`1" x 13`11"
5pc Ensuite bath	Upper	10`6" x 10`0"

Bedroom
4pc Bathroom

Upper
Upper

11`6" x 10`6"
10`8" x 5`3"

Bedroom
Mud Room
Legal/Tax/Financial

Upper
Main

11`6" x 10`6"
12`5" x 5`5"

Title:
Fee Simple
Legal Desc:

1112288

Zoning:
R-1

Remarks

Pub Rmks: ****BEAUTIFUL BAYWEST FORMER SHOW HOME - THE MORGAN **** Extensive upgrades & superior quality, with over 2600+ square feet of air-conditioned luxurious living space. You will be impressed with the privacy of an oversized traditional homesite with a stunning south-facing backyard with an extensive stone patio spanning the majority of the yard with a phenomenal view of the green space on two sides & a pathway that leads towards 2 playgrounds & the Lake. Dramatic roof lines, double attached garage with under slab heating, stucco exterior, detailed door & full-sized concrete driveway, stone covered entry & Hardie Board detail complete this spectacular elevation. There are extensive upgrades throughout & the details are superb. This is a must-see home! Immediately upon entering you are invited in seamlessly past the spacious den with curved entry & sliding French pocket doors to the outstanding open to above Great Room, featuring an 18ft ceiling complimented with a full stone surround fireplace with expansive windows inviting nature in on a daily basis. Not to be outdone, the chef's kitchen features an over sized central island with raised eating bar, ideal for entertaining. The Arts & Crafts design of the cabinetry including full height cabinets with full trim moulding, stunning stone counter tops through out, top of the line sleek stainless steel appliance package including a built-in microwave, full tile elegant back splash, many lovely built-ins, designer shroud hood fan, unique cove ceiling with pendant lights, under cabinet lighting, built-in stereo system throughout the home and spacious walk through pantry. The extended dining room offers an elevated ceiling height accented with over sized windows emphasizing the wonderful location this home boasts. Following through to the generous mud room where you will find built-in open lockers for friends and family, not seen in many homes, along with the recently renovated outstanding dream laundry room where you will discover a chute from the upper floor (the kids will love this) and a new built-in wood counter top with accent shelves and industrial piping along with cool subway tile back splash. The upper floor creates over 1300+sqft of your urban lifestyle where you will find three large bedrooms with the Primary design accidentally falling out of your home style magazine with a triple sided fireplace, exquisite tiling with a variety of depths such a penny tile and full marble like tile squares, dual glass vanities, stand alone glass shower, wainscoting and a huge walk-in closet. Enjoy the sunken Bonus Room with expansive windows, a spacious full bath and elegant details from front to back. The massive unfinished basement offers in floor heat & rough in for future development. A short walk to the Lake & Beach Club - a place of shared laughter and joy, where neighbours gather year-round to enjoy the best of four-season lake living. Call your friendly REALTOR(R) to book a private viewing of this amazing Baywest home today!

Inclusions: Alarm-No Contract, 2 TV Mounts, 2 Outdoor Speakers

Property Listed By: Jayman Realty Inc.

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













