



THE
A-TEAM

**RE/MAX
FIRST**

1009 MAHOGANY Boulevard, Calgary T3M 3E4

MLS® #: **A2121902**

Area: **Mahogany**

Listing Date: **04/11/24**

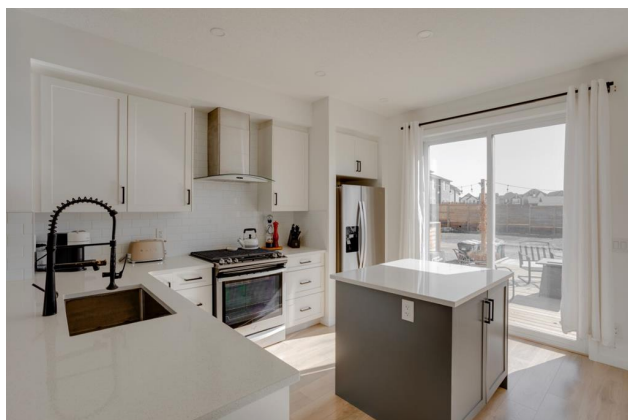
List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,302

Year Built:

2020

Low Sqft:

Ttl Sqft:

1,302

Lot Information

Lot Sz Ar:

2,454 sqft

Lot Shape:

DOM

38

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Interior Lot

Alley Access,Concrete Driveway,On Street,Parking Pad,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Brick,Cement Fiber Board,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings

Int Feat:

High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`8" x 13`8"
Living Room	Main	11`7" x 11`1"
Bedroom	Upper	14`0" x 11`3"
4pc Ensuite bath	Upper	13`11" x 4`11"
2pc Bathroom	Main	5`3" x 4`9"
Game Room	Basement	12`7" x 9`8"

Room	Level	Dimensions
Dining Room	Main	13`4" x 12`1"
Bedroom - Primary	Upper	11`7" x 11`0"
Bedroom	Basement	10`9" x 9`11"
3pc Ensuite bath	Upper	8`5" x 5`9"
4pc Bathroom	Basement	8`0" x 6`1"
Furnace/Utility Room	Basement	16`2" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1911848

Remarks

Pub Rmks:

Welcome to this stunning semi-detached home in the desirable Lake community of Mahogany, offering 1,806 square feet of beautifully finished living space. As you step inside, you'll be greeted by luxury vinyl plank flooring that flows seamlessly throughout the open-concept main floor, bathed in natural light. The heart of the home boasts an upgraded kitchen with extended height white shaker cabinetry, a large single-bowl stainless steel sink and an impressive stainless steel appliance package including a gas range, hood fan and built-in microwave. The central dining area comfortably accommodates a large table, while the adjacent breakfast nook is perfect for casual dining with barstools. Step through the sliding patio doors to discover the low-maintenance backyard oasis featuring an oversized deck and a poured concrete parking pad - ready for your future garage. Upstairs, dual primary bedrooms each offer walk-in closets and private ensuite bathrooms, with the convenience of laundry facilities on the same level. The professionally finished basement by the builder enhances the home with a spacious bedroom, a full 4-piece bathroom and a large rec room ideal for entertaining or spending time with family. Ample storage is provided in the generous utility room. Additional upgrades include upgraded black hardware throughout, an open spindle railing staircase and a gas line for your BBQ needs. Situated in a prime location, you'll enjoy quick access to Mahogany Beach Club, the serene wetlands and a wealth of amenities at Westman Village and Mahogany Plaza. Rangeview Blvd provides easy connectivity to surrounding areas. Don't miss the opportunity to call this meticulously upgraded and conveniently located property your new home!

Inclusions:
Property Listed By:

N/A
Charles

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



