



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 MASTERS Point, Calgary T3M 2B2**

MLS®#: **A2126363**

Area: **Mahogany**

Listing Date: **04/25/24**

List Price: **\$1,034,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 04-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **469 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,765**  
Low Sqft:  
Ttl Sqft: **2,765**

DOM

**24**

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Close to Clubhouse,Fruit Trees/Shrub(s),Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Many Trees,Underground Sprinklers,Rectangular Lot Additional Parking,Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Lighting,Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,ENERGY STAR Qualified Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Wired for Sound**

Utilities:

Room Information

| <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>     |
|---------------------|--------------|-----------------------|
| <b>Entrance</b>     | <b>Main</b>  | <b>5`9" x 15`10"</b>  |
| <b>2pc Bathroom</b> | <b>Main</b>  | <b>6`7" x 4`11"</b>   |
| <b>Mud Room</b>     | <b>Main</b>  | <b>12`5" x 9`7"</b>   |
| <b>Kitchen</b>      | <b>Main</b>  | <b>10`3" x 16`9"</b>  |
| <b>Living Room</b>  | <b>Main</b>  | <b>16`2" x 14`8"</b>  |
| <b>Bedroom</b>      | <b>Upper</b> | <b>10`3" x 12`11"</b> |

| <u>Room</u>           | <u>Level</u> | <u>Dimensions</u>     |
|-----------------------|--------------|-----------------------|
| <b>Den</b>            | <b>Main</b>  | <b>10`0" x 13`5"</b>  |
| <b>Walk-In Closet</b> | <b>Main</b>  | <b>5`6" x 3`8"</b>    |
| <b>Pantry</b>         | <b>Main</b>  | <b>5`6" x 12`5"</b>   |
| <b>Dining Room</b>    | <b>Main</b>  | <b>10`6" x 14`11"</b> |
| <b>4pc Bathroom</b>   | <b>Upper</b> | <b>9`10" x 4`11"</b>  |
| <b>Bedroom</b>        | <b>Upper</b> | <b>10`4" x 13`8"</b>  |

|                     |       |               |                   |       |                |
|---------------------|-------|---------------|-------------------|-------|----------------|
| Laundry             | Upper | 6`10" x 11`8" | Walk-In Closet    | Upper | 11`0" x 7`5"   |
| 5pc Ensuite bath    | Upper | 12`0" x 11`0" | Bedroom - Primary | Upper | 12`11" x 15`0" |
| Bonus Room          | Upper | 16`0" x 13`6" |                   |       |                |
| Legal/Tax/Financial |       |               |                   |       |                |

|             |         |
|-------------|---------|
| Title:      | Zoning: |
| Fee Simple  | R-1s    |
| Legal Desc: | 1410860 |
| Remarks     |         |

|                     |  |
|---------------------|--|
| Pub Rmks:           | <p>Welcome to your luxury estate home - <b>FORMER SHOWHOME</b> located steps away from the private main community clubhouse of the Mahogany Lake. This extensively upgraded home is located in the award-winning lake community of Mahogany. This stunning Morrison built 2-story home boasts over 2,765sq. ft. of developed space above grade. As you step into the home, you'll be greeted by a stunning main entrance that leads to the main floor. As you walk in the front door you will find the beautiful grand staircase and large open foyer (18 ft. high ceiling). As you walk further, you will come to large size flex room perfect for home office. Hallway further leads into open concept Living room, Executive Kitchen and Dining. An infinite amount of natural light permeates from the floor-to-ceiling (18 ft.) windows welcoming you to the living room and feature rock designed fireplace-Gas. A large dining area with easy access to the deck, and a chef's kitchen with custom cabinets, chimney hood fan, a huge center island, a walk-through Butlers pantry, and a large mudroom off the attached oversized double car garage. The upgraded hardwood, tile, carpeted floors, upgraded light fixtures, baseboard and trims, upgraded window coverings and curtains, rounded corners, speakers throughout, and upgraded railings add to the luxurious feel of the home. Upstairs, you'll find three bedrooms, a laundry room, and a huge bonus room which looks over the living room and front Foyer. The Master Bedroom features a stunning 5-piece bathroom with an enormous walk-in closet that has access to the separate laundry area. The other two great size bedrooms on this level share a 4pc full bathroom and have ample closet space. The space is perfect for hosting events, guests or entertaining family and friends and has easy access to the backyard. The 9 ft. tall sunshine basement has huge basement windows and was well thought out with the mechanicals tucked smartly away in a corner. Spacious enough for a large family room, wet bar, games area, bathroom &amp; 2 future bedrooms. Fully professionally landscaped and fenced with 2 central A/C units. The backyard has a large deck with gas line for your barbecue. This exceptional well-located property is just steps away from the private community clubhouse on the Lake of Mahogany. It's perfect for any family who loves to spend time outdoors or on the water. Don't miss out on the opportunity, schedule a private tour of this fantastic home today!!</p> |
| Inclusions:         | Central AC, Dishwasher, Refrigerator, Electric Range, Chimney Hood fan, Built-in Microwave, Washer/Dryers, Window Blinds, Drapes and curtain Rods  |
| Property Listed By: | Greater Calgary Real Estate  |

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























