



THE
A-TEAM

**RE/MAX
FIRST**

231 MAHOGANY Landing, Calgary T3M1X4

MLS®#: **A2134379**

Area: **Mahogany**

Listing Date: **05/23/24**

List Price: **\$1,195,000**

Status: **Pending**

County: **Calgary**

Change: **-\$37k, 29-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,048 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,794**
Low Sqft:
Ttl Sqft: **2,794**

DOM

33
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Lake**
Park Feat: **Additional Parking,Garage Door Opener,Oversized,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	21`2" x 9`11"
Living Room	Main	15`4" x 14`6"
Laundry	Upper	10`7" x 6`11"
Furnace/Utility Room	Basement	12`8" x 8`9"
Bonus Room	Upper	15`2" x 14`11"
Bedroom - Primary	Upper	14`1" x 13`11"
Bedroom	Upper	11`11" x 11`8"

Room	Level	Dimensions
Dining Room	Main	14`5" x 11`8"
Office	Main	11`4" x 6`11"
Storage	Basement	10`4" x 8`7"
Foyer	Main	9`2" x 7`11"
Game Room	Basement	27`11" x 17`8"
Bedroom	Upper	12`0" x 10`3"
Bedroom	Upper	11`4" x 10`6"

2pc Bathroom
5pc Ensuite bath

Main
Upper

7`5" x 5`5"
12`11" x 10`1"

4pc Bathroom

Upper

10`3" x 8`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1411017

Zoning:
R-1

Remarks

Pub Rmks:

OPEN HOUSE CANCELLED FOR SUNDAY JUNE 16 - SELLER HAVE ACCEPTED A CONDITIONAL OFFER - || Welcome to 231 Mahogany Landing, this stunning home is steps away from a semi PRIVATE DOCK, for year round use, and boasts nearly 2800 square feet above grade, 4 bedrooms, a coastal style kitchen, and upgrades throughout. || Walk into the open concept kitchen and living room and find yourself greeted with gorgeous engineered ash hardwood floors, high ceilings and an abundance of natural light that bathes the full-height cabinets and oversized island. Step around the corner to find a coffee bar/ breakfast nook with extra storage. The coastal style kitchen has stainless steel appliances, gas range and built in stainless steel oven and microwave. Ceiling speakers on the main floor and patio outdoor speakers set the stage for memorable gatherings. The main floor also offers an office with large french doors. || The upstairs boasts four spacious bedrooms, convenient upper floor laundry and a large cozy recessed bonus room, offering plenty of space for a growing family or guests. The master bedroom is a true retreat featuring a large walk in shower, soaker tub, dual sinks set in a quartz countertop and a generous walk in closet. || The oversized triple car garage with 1000 sq ft of floor space also includes a 400 sq ft second story storage area. In addition, the backyard has roughed in gas for a future outdoor kitchen or outdoor gas fireplace, hot and cold hose bibs for an outdoor shower to rinse off after a day at the lake which you can access from the semi private dock just steps from the house. || This home includes upgrades around every corner: AIR CONDITIONING, up and/down honeycomb blinds, blackout blinds in all bedrooms for added comfort and privacy, air conditioning unit to cool the upper floor, two furnaces with zoned control for separate heating control for each floor, roughed in central vac, light dimmers throughout, full extension soft close drawers in the kitchen. Enjoy reduced energy costs and enhanced comfort with Low E triple pane windows throughout the home. The plumbing includes a Kinetico water softener, a new high efficiency hot water tank (less than a year old) and hot water recirculating line proving instant hot water at every faucet. Benefit from a robust 200 amp electrical panel, LAN & home security cables wired throughout, 9-foot ceilings on all the levels, including the framed unfinished basement. || Designed for luxurious living with great attention to details that make everyday life more comfortable and enjoyable. Don't miss the opportunity to own this stunning home with year round access to Mahogany Lake. Contact us today to schedule a private tour and experience the exceptional lifestyle that 231 Mahogany Landing has to offer. ||

Inclusions:
Property Listed By:

**window coverings, light-fixtures, basement plans
RE/MAX First**

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











