

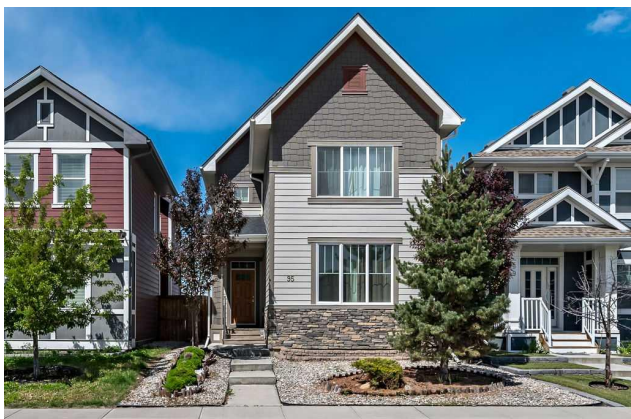


THE
A-TEAM

**RE/MAX
FIRST**

95 MAHOGANY Grove, Calgary T3M 1W9

MLS®#: **A2137276** Area: **Mahogany** Listing Date: **05/31/24** List Price: **\$798,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,444 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,853**
 Low Sqft:
 Ttl Sqft: **1,853**

DOM

38
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Desert Back,Desert Front,Street Lighting,Rectangular Lot,See Remarks,Treed**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Insulated,On Street,Oversized,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Hot Water,Natural Gas,See Remarks**
 Sewer:
 Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Cement Fiber Board,Mixed,Shingle Siding,Stone,Vinyl Siding**
 Flooring: **Ceramic Tile,Hardwood,Other,See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Refrigerator,Garage Control(s),Gas Stove,Gas Water Heater,Humidifier,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Sauna,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`0" x 4`10"
Dining Room	Main	12`5" x 9`6"
Mud Room	Main	6`0" x 4`7"
Bedroom	Second	10`3" x 10`0"

Room	Level	Dimensions
Kitchen	Main	17`9" x 11`0"
Living Room	Main	14`5" x 12`11"
Bedroom - Primary	Second	14`7" x 12`4"
Bedroom	Second	10`2" x 9`7"

Laundry
Family Room
Laundry
4pc Bathroom
4pc Ensuite bath

Second
Basement
Basement
Basement
Second
5`4" x 3`9"
13`7" x 11`1"
11`0" x 5`9"
0`0" x 0`0"
11`4" x 5`10"

Bedroom
Kitchenette
2pc Bathroom
4pc Bathroom

Basement
Basement
Main
Second

13`7" x 10`8"
10`3" x 7`1"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1310153

Zoning:
R-1N

Remarks

Pub Rmks: **OPEN HOUSE SAT JULY 6TH 1:00 TO 4:00 PM. Gorgeous custom-built Sable "Koti" model home. Built in 2013, this home has hardly been lived in, as the owners frequently travel for business, making it their second home. Every possible upgrade was included in the design of this home. From the "additional" windows to the "oversized" windows, there is an abundance of natural light, all adorned with custom draperies. The main and upper floors feature 3/4" hardwood, while high-end hand-scraped engineered flooring graces the staircase and basement. Custom-ordered crystal chandeliers illuminate the formal dining room and staircase to the upper level. All three levels of this home boast 9' ceilings with a knockdown finish. From the moment you arrive, you'll be impressed with the maintenance-free desert-themed landscaping, rock finish, and trees. The spacious front entry leads into an open floor plan with built-ins. The chef's delight kitchen features ample cabinets and a massive 10' x 39" quartz island, sure to impress, alongside the large formal dining room. The upper level offers two generously sized bedrooms, a beautifully appointed 4-piece bath, a laundry room, and a spacious master bedroom with a spa-like en-suite and daylight walk-in closet. The fully customized basement development leaves nothing to be desired, featuring 9' ceilings, engineered hand-scraped hardwood, a second kitchen finished to high specifications, a large fourth bedroom, and a family room. Additionally, for those looking to unwind, the 4-piece bathroom includes a custom built-in sauna. For the car enthusiast, the owner obtained a permit for the largest detached garage the city would allow. This huge 22' wide x 26' deep, insulated and drywalled "ManShe" shop is a must-see.**

Inclusions:
Property Listed By:

**Two sets of Fridges, stoves, dishwashers, and hood fans.
CIR Realty**

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

