



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**234 MAHOGANY Place, Calgary T3M 1W3**

MLS®#: **A2142314**

Area: **Mahogany**

Listing Date: **06/21/24**

List Price: **\$1,099,900**

Status: **Pending**

County: **Calgary**

Change: **-\$100k, 18-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **6,848 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,123**  
Low Sqft:  
Ttl Sqft: **3,123**

DOM

**153**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Garden,Landscaped**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco**  
Flooring: **Carpet,Ceramic Tile,Other**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Oven,Refrigerator,Washer/Dryer,Wine Refrigerator**  
Int Feat: **High Ceilings,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`6" x 5`5"
Foyer	Main	5`4" x 8`3"
Kitchen	Main	19`0" x 21`0"
4pc Bathroom	Second	8`1" x 7`10"
Bedroom	Second	10`1" x 14`6"
Family Room	Second	16`3" x 23`1"
Bedroom - Primary	Second	19`0" x 15`10"

Room	Level	Dimensions
Dining Room	Main	11`4" x 14`7"
Great Room	Main	20`1" x 16`0"
Office	Main	10`0" x 11`11"
5pc Ensuite bath	Second	14`7" x 15`8"
Bedroom	Second	9`11" x 14`6"
Laundry	Second	8`4" x 18`4"
Walk-In Closet	Second	10`7" x 18`2"

Other  
Furnace/Utility Room

Basement  
Basement

33`10" x 20`3"  
22`10" x 18`6"

Other

Basement

14`7" x 15`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**1310911**

Remarks

Pub Rmks: **\*\*Open House: Saturday, 23rd from 2:00 PM to 4:00 PM & Sunday, 24th from 1:00 PM to 3:00 PM\*\* PRIME LOCATION WITHIN MAHOGANY; This 3123 sq ft gem is positioned on a large lot at the end of a quiet cul-de-sac, backing onto walking paths, SW backyard, with quick accessibility to main roads and a short stroll to the EXCLUSIVE Mahogany Beach Club. Unique features of the home are a TRIPLE ATTACHED, FINISHED GARAGE, high ceilings, a HUGE CUSTOM-BUILT WALK-IN CLOSET, a wood-burning fireplace and an unfinished basement to suit your specific needs. The main floor starts off with a large entryway, flanked by a mud room with garage access and a home office, offering lots of privacy away from the rest of the house, with a powder room. It then opens up to the formal dining area, living room with two-story floor-ceiling windows, porcelain flooring throughout and a CHEF'S KITCHEN: All appliances are top-of-the-line SS KitchenAid, double fridge, commercial grade hood fan, pantry, built-in wine fridge, granite countertops and a large island that can accommodate up to six. In addition, the deck has a natural gas barbecue connection. Upstairs a large bonus room overlooks the living area and backyard. In total, there are 3 bedrooms, an extra-large laundry room with a sink and lots of storage in addition to the linen closet. The ensuite bath is incredibly spacious with dual entry, his and her sinks with lots of storage, quartz countertops, a jetted tub and a walk-in shower; finished with porcelain tiles that blend seamlessly into the floor. The property has been PROFESSIONALLY LANDSCAPED and has a sprinkler system. Other functional details include a dual furnace, dual air conditioning units, a water filtration system and FABULOUS NEIGHBOURS! Enjoy the best Mahogany has to offer. Call today to book a showing!**

Inclusions: **Two Central Air Conditioners, Window Coverings and remote control, Water Softener, sprinkler system, security system (hardware only, no contract),**

Property Listed By: **Royal LePage Benchmark**

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

























