



THE
A-TEAM

**RE/MAX
FIRST**

234 MAHOGANY Place, Calgary T3M 1W3

MLS®#: **A2142314** Area: **Mahogany** Listing **06/21/24** List Price: **\$1,199,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$60k, 01-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2014** Abv Sqft: **3,123**
Lot Information Low Sqft:
 Lot Sz Ar: **6,848 sqft** Ttl Sqft: **3,123**
 Lot Shape:

DOM

99
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** Construction: **Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Other**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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 | Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|-------------------------|---------------|-----------------------|
| 2pc Bathroom | Main | 6`6" x 5`5" | Dining Room | Main | 11`4" x 14`7" |
| Foyer | Main | 5`4" x 8`3" | Great Room | Main | 20`1" x 16`0" |
| Kitchen | Main | 19`0" x 21`0" | Office | Main | 10`0" x 11`11" |
| 4pc Bathroom | Second | 8`1" x 7`10" | 5pc Ensuite bath | Second | 14`7" x 15`8" |
| Bedroom | Second | 10`1" x 14`6" | Bedroom | Second | 9`11" x 14`6" |
| Family Room | Second | 16`3" x 23`1" | Laundry | Second | 8`4" x 18`4" |
| Bedroom - Primary | Second | 19`0" x 15`10" | 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:

1310911

Zoning:
R-1

Remarks

Pub Rmks:

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 filtration system, Water Softener, sprinkler system, security system (hardware only, no contract), Integrated sound and video system with console

Property Listed By:

Royal LePage Benchmark

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













