



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**462 MAHOGANY Terrace, Calgary T3M 0X3**

MLS®#: **A2142568**

Area: **Mahogany**

Listing Date: **06/20/24**

List Price: **\$835,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar: **3,993 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,153**  
Low Sqft:  
Ttl Sqft: **2,153**

DOM

**10**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Few Trees,Gazebo,Front Yard,Lawn,Landscaped,Street Lighting,Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Bathroom Rough-in,Chandelier,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Tray Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`6" x 5`3"
Foyer	Main	13`6" x 11`2"
Family Room	Main	13`6" x 14`3"
4pc Bathroom	Upper	5`7" x 10`10"
Bedroom	Upper	11`6" x 10`6"
Bonus Room	Upper	18`11" x 17`10"
Bedroom - Primary	Upper	18`10" x 24`5"
Other	Basement	11`6" x 14`4"
Furnace/Utility Room	Basement	9`2" x 7`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`6" x 10`6"
Kitchen	Main	10`11" x 13`2"
Mud Room	Main	11`1" x 6`1"
5pc Ensuite bath	Upper	14`11" x 13`7"
Bedroom	Upper	11`2" x 10`6"
Laundry	Upper	5`7" x 7`10"
2pc Bathroom	Basement	5`1" x 8`7"
Game Room	Basement	14`3" x 28`9"

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1014102  
 Zoning: R-1N

Remarks

Pub Rmks: **This immaculately kept home is in the highly desired community of Mahogany Lake and is just a block away from the coveted West beach entrance! Stepping inside, you will immediately be greeted by high ceilings and a spacious foyer, creating a welcoming atmosphere. The main floor features an open layout that includes a discreet half bath, a large mudroom, a walk-through pantry, and a well-designed kitchen. The open concept living and dining areas enhance the feeling of space and connectivity. The back patio doors lead to an impressive deck and patio area, designed for privacy and enjoyment. Features like a sizable shed, shaded areas under the trees, and a screened pergola, offer multiple spots to relax and entertain outdoors. Heading upstairs, you will find the laundry room and two good sized bedrooms as well as a bonus room complete with elegant tray ceilings. The highlight of the home though, is the expansive primary bedroom, featuring vaulted ceilings and a large bay window that adds grandeur and natural light. The space includes a luxurious ensuite bathroom with a walk-in closet and a separate water closet, ensuring privacy and comfort. Heading downstairs, the basement presents opportunities for customization and additional living space. Features of the basement include high end laminate flooring, a stunning bar area, and a wide-open concept that invites various potential uses. A half bath adds convenience and functionality to the space. This home boasts air conditioning for comfort in those hot summer months and a double attached garage that is insulated and heated for those cold winter days! Meticulous maintenance over the years, reflects the care and attention to detail this home offers. Grab your swimsuit and get ready to enjoy what lake living has to offer in this beautiful community!**

Inclusions: **Bar Dishwasher (basement), Refrigerator (basement), Wine Fridge (basement), Safe under stairs (basement), Garage Racks Attached to Ceiling, Backyard Shed, 2x Pergolas**  
 Property Listed By: **CIR Realty**

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









