



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 MASTERS Way, Calgary T3M 2N5**

MLS®#: **A2144611**      Area: **Mahogany**      Listing Date: **06/28/24**      List Price: **\$1,049,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **4,014 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,610**  
 Low Sqft:  
 Ttl Sqft: **2,610**

DOM

**6**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Garden,Interior Lot,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	12`7" x 6`5"	Living Room	Main	14`11" x 13`5"
Kitchen	Main	14`7" x 11`11"	Dining Room	Main	11`10" x 10`7"
Office	Main	9`10" x 9`0"	2pc Bathroom	Main	4`9" x 4`8"
Bedroom - Primary	Second	16`1" x 11`11"	5pc Ensuite bath	Second	14`7" x 10`3"
Walk-In Closet	Second	13`5" x 4`10"	Bedroom	Second	13`5" x 10`7"
Walk-In Closet	Second	6`1" x 3`11"	Bedroom	Second	12`4" x 10`4"

**5pc Bathroom  
Bonus Room**

**Second  
Second**

**12`3" x 4`10"  
13`1" x 12`11"**

**Laundry**

**Second**

**10`0" x 8`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1810048**

Zoning:  
**R-1s**

Remarks

Pub Rmks:

**Be the next proud owner of this beautiful home in the vibrant community of Mahogany. Enjoy the luxury living in and around this well designed and well kept home, and all the wonderful amenities available to resident homeowners. From the moment you step in you'll feel the positive energy in this bright, open layout, high ceiling, luxurious kitchen, elegant living room with fireplace, dining area, french door to the office, and sliding door to SW facing deck ready for summer get togethers. Upper level features a cozy family room, bright luxurious Primary bedroom with ensuite bath and walk-in closet, two more bedrooms with walk-in closets, another full bathroom and extra spacious laundry room. The unspoiled basement with high ceiling, big windows, rough in plumbing , is waiting for future development of your choice. Drive around the community and see what it offers - Beach Club, Wetlands,Teal Park, Rock Park,Fishing Pier, Central Park Amphitheater, Outdoor Rink, Tennis Courts, West Beach, Schools,Great Restaurants, shops, and more. Easy access to South Health Campus and major roads - Stoney Trail, Deerfoot Trail. Check the photos, and call your preferred Realtor to view this property as soon as you can.**

Inclusions:  
Property Listed By:

**N/A  
RE/MAX Real Estate (Mountain View)**

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













