



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 MAHOGANY Rise, Calgary T3M 0X6**

MLS®#: **A2145908**

Area: **Mahogany**

Listing Date: **07/05/24**

List Price: **\$885,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar: **4,133 sqft**  
Lot Shape:

Access:

Lot Feat: **Underground Sprinklers, Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**73**

Layout

Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency, In Floor, Fireplace(s), Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line, Storage**

Construction: **Stone, Stucco, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Laminate, Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Conditioner, Water Softener, Window Coverings**  
Int Feat: **Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`0" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 13`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`0" x 5`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`0" x 16`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 10`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 11`0"</b>
<b>Den</b>	<b>Main</b>	<b>10`0" x 9`6"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>16`6" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`6" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 10`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`6" x 13`0"</b>

2pc Bathroom  
4pc Bathroom

Main  
Upper

5`0" x 4`6"  
10`0" x 5`0"

4pc Bathroom  
5pc Ensuite bath  
Legal/Tax/Financial

Basement  
Upper

9`0" x 5`0"  
11`6" x 9`6"

Title:  
**Fee Simple**  
Legal Desc:

**1014102**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **\*\*Open House Sunday Sept 15 1-3pm\*\* Welcome to this beautiful home in the very desirable neighbourhood of Mahogany. Just a blocks away from the lake entrance and across the street from a playground you cannot beat this incredible location. This home has been so loved with only one owner. Plenty of upgrades through the home overtime; a brand new deck, huge shed with 3 skylights, custom bar, dolby 7.1 surround sound movie theater speakers, roughed in for audio and security through the home and more. The upper floor offers 4 large bedrooms, laundry and a huge bonus room with vaulted ceilings. Your main floor has a large welcoming kitchen with a cozy fireplace floating between the kitchen and living room so you can enjoy its ambiance from the whole main floor! Heading downstairs its doesn't even feel like a basement with the oversized sunshine windows and 9" ceilings. There is a huge family room that is set up for a home movie theater, custom bar, huge bedroom with another fireplace and its even roughed in for a full kitchen down there is you're looking to add on! Its going to be the perfect spot for your family this summer at the lake in Mahogany! Call your favourite agent today. \*\*note the shelving in living room is easily removable\*\***

Inclusions:  
Property Listed By:

n/a  
**Charles**

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













