



THE
A-TEAM

**RE/MAX
FIRST**

349 MASTERS Road, Calgary T3M 2B6

MLS®#: **A2151878**

Area: **Mahogany**

Listing Date: **07/23/24**

List Price: **\$789,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 28-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**
Lot Information
Lot Sz Ar: **279 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,654**
Low Sqft:
Ttl Sqft: **1,654**

DOM

55
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

Construction: **Composite Siding**
Flooring: **Carpet, Other, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator**
Int Feat: **Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`5" x 10`4"	Kitchen	Main	15`0" x 9`6"
Mud Room	Main	6`7" x 3`7"	Bedroom - Primary	Second	12`5" x 13`6"
3pc Ensuite bath	Second	5`0" x 9`5"	Laundry	Second	5`11" x 6`3"
Bedroom	Second	11`3" x 9`4"	Bedroom	Second	9`3" x 11`0"
4pc Bathroom	Second	4`11" x 8`7"	Entrance	Lower	8`0" x 4`10"
Living Room	Lower	13`4" x 15`5"	2pc Bathroom	Lower	4`9" x 4`11"
Game Room	Basement	9`7" x 13`1"	Furnace/Utility Room	Basement	9`2" x 9`4"
Den	Basement	6`5" x 6`6"	4pc Bathroom	Basement	5`4" x 9`11"
Bedroom	Basement	11`11" x 11`3"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	1811735

Remarks

Pub Rmks: **PROFESSIONALLY designed and FULLY-DEVELOPED home at the beautiful LAKE community of Mahogany. Former show home built and maintained by Jayman. Show home designer upgrades included finishings, wallpaper, blinds, and air conditioning. Main floor includes a bright great room with 12' CEILING and electric fireplace with natural stone wall, specious and bright kitchen with storage cabinets, stainless steel appliances, quartz countertops and long kitchen island, large dining area, and 2-piece washroom. Second floor offers a master bedroom with a walk-in closet and ensuite washroom with a large tiled shower walls and quartz countertop, two additional bedrooms, one additional full 4-piece bathrooms and walk-thru laundry space. Fully finished bright basement features a cozy 10'-11'3" CEILING family room with a large window, wet bar with a quarts countertops, wine cooler which is great for entertainment, one bedroom with a walk-in closet, a full 4-piece washroom, office nook, storage cabinets, and storage spaces (including storage under the stairs). Triple paned windows, rough-in vacuum system, and tankless heating system. Built-in ceiling speakers on the main floor great room and master bedroom, exterior security cameras, gemstone at the front elevation of the house, smart home system, remote control blinds in select areas, all of which, make the life more comfortable. The SOUTH facing backyard includes a wooden deck and longer lot for laned homes. The recent upgrades include a large double detached garage (22 by 20ft) with a 240 V electrical outlet for electrical heater. Cost savings on electrical bills due to solar panels installed on the roof. The house is situated within the walking distance to the main beach, playgrounds, pathways, and located near fields designated for future schools. Convenient access to public and school bus stops, services, shops, and restaurants. The house has been occupied for only 2 years. The house warranty started in August 2022. Call TODAY to book your private showing of this STYLISH place. Upgrades: garage, front yard plants and stones, backyard upgrades undergoing.**

Inclusions: **N/A**
 Property Listed By: **Seller Direct Real Estate**

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