



THE
A-TEAM

**RE/MAX
FIRST**

715 MAHOGANY Boulevard, Calgary T3M 1Y1

MLS®#: **A2153542**

Area: **Mahogany**

Listing Date: **08/02/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,630

Year Built:

2015

Low Sqft:

Lot Information

Ttl Sqft:

1,630

Lot Sz Ar:

3,390 sqft

Lot Shape:

DOM

47

Layout

Beds:

2 (2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Lawn

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Shingle Siding,Stone,Vinyl Siding

Flooring:

Carpet,Hardwood,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings

Int Feat:

Bar,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`6" x 12`0"	Dining Room	Main	14`9" x 10`0"
Living Room	Main	12`0" x 11`6"	Foyer	Main	9`7" x 9`0"
Mud Room	Main	5`1" x 3`7"	2pc Bathroom	Main	5`6" x 4`8"
Family Room	Upper	13`5" x 12`2"	Laundry	Upper	6`0" x 5`6"
Bedroom - Primary	Upper	13`6" x 13`0"	Bedroom	Upper	13`3" x 11`7"
3pc Ensuite bath	Upper	10`1" x 5`3"	4pc Ensuite bath	Upper	10`0" x 5`3"
Game Room	Basement	23`4" x 18`0"	Furnace/Utility Room	Basement	9`7" x 9`0"

3pc Bathroom

Basement

8`3" x 7`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-2M

1413477

Remarks

Pub Rmks:

OPEN HOUSE Sat Sept 7th 1-3PM...Welcome to this stunning attached home in the sought-after Mahogany neighbourhood and in a premium location across from wetlands! The moment you step inside, you'll be captivated by the open-floor plan that seamlessly integrates the living room, dining area, and kitchen, all beautifully adorned with rich engineered hardwood floors. The kitchen features sleek granite countertops, a spacious island perfect for meal prep or casual dining, and plenty of cabinet space for all your culinary needs. A convenient half bath is thoughtfully located at the back of the home for guests and easy access. Upstairs, you'll discover two generously sized bedrooms. The primary bedroom is a serene retreat, complete with a luxurious five-piece ensuite, offering both privacy and comfort. The second bedroom serves as a spacious guest room, ideal for hosting friends or family. Additionally, there's a versatile bonus flex room, perfect for a home office or play area, a laundry room for added convenience, and a full bathroom to accommodate your needs. The finished basement enhances your living space with a large flexible area that can be tailored to your lifestyle—whether you envision it as a recreation room, home gym, or additional living space. It also includes a full bathroom and bar area, adding functionality to this versatile space. A potential third bedroom can be added to the lower level, pending required permits and approvals. Other notable features of this exceptional home include Air Conditioning for year-round comfort and upgraded window coverings for both style and privacy. Outside, the large composite deck with glass railings provides a fantastic patio space for relaxing or entertaining, complemented by a spacious lawn area for outdoor activities. The garage is a standout feature, with an epoxy-coated floor and drywall insulation, making it not only visually appealing but also functional and durable. Living in Mahogany offers more than just a beautiful home; it provides access to an array of community amenities. Residents enjoy the unique privilege of access to two lakes, perfect for summer swimming and winter skating. The community clubhouse is a hub of activities, while the numerous parks, pathways, and playgrounds offer endless outdoor fun. Mahogany also boasts top-rated schools, convenient shopping, dining options, and a vibrant community lifestyle. Don't miss the opportunity to make this exceptional property your new home!

Inclusions:

Property Listed By:

Alarm System, Basement Bar

RE/MAX Realty Professionals

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