



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**857 MAHOGANY Boulevard, Calgary T3M 2H1**

MLS®#: **A2154315**      Area: **Mahogany**      Listing Date: **08/01/24**      List Price: **\$592,500**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2018**  
 Lot Information  
 Lot Sz Ar: **2,906 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Low Maintenance Landscape**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,305**  
 Low Sqft:  
 Ttl Sqft: **1,305**

DOM

**49**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**  
 Construction: **Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Built-in Features,No Smoking Home,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 5`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 14`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`2" x 11`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`7" x 10`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`2" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>3pc Ensuite bath</b>	<b>Second</b>	

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**R-2M**

Legal Desc:

**1611565**

Remarks

Pub Rmks:

**BACK TO MARKET! This one is a showstopper. Beautiful THREE bedroom in the heart of desired Mahogany. Open but still very functional floor plan. Cozy living/family room, inviting dining area, large kitchen with tons of counterspace, pantry, ceiling high cabinets and modern appliances. Huge windows which bring a lot of natural light. Beautiful sunny primary upstairs with its own ensuite and walk-in closet. Two good sized bedrooms and laundry room are upstairs too. Spacious basement is ready for your creative ideas. And-yes- this beauty has central a/c. Low maintenance backyard will welcome you for family bbq. Or you can spend the day at the community beach and have a splash in the lake. Don't miss this one!!**

Inclusions:

n/a

Property Listed By:

**CIR Realty**

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









