



THE
A-TEAM

**RE/MAX
FIRST**

123 MAHOGANY Bay, Calgary T3M 0Y2

MLS®#: **A2155773** Area: **Mahogany** Listing Date: **08/07/24** List Price: **\$2,349,900**
 Status: **Active** County: **Calgary** Change: **+\$900, 08-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **8,266 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,316**
 Low Sqft:
 Ttl Sqft: **3,316**

DOM

42
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lake,Lawn,Landscaped,Waterfront**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Dock,Fire Pit**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Garage Control(s),Microwave,Oven,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`4" x 10`6"
Dining Room	Main	15`5" x 14`6"
Office	Main	12`0" x 9`6"
Bedroom	Upper	12`0" x 10`6"
Bonus Room	Upper	16`0" x 14`0"
Bedroom	Lower	12`10" x 10`2"

Room	Level	Dimensions
Breakfast Nook	Main	17`0" x 8`6"
Living Room	Main	18`6" x 16`2"
Bedroom - Primary	Upper	17`0" x 14`0"
Bedroom	Upper	12`0" x 10`6"
Laundry	Upper	8`4" x 8`0"
Family Room	Lower	18`10" x 15`0"

Game Room	Lower	18`6" x 16`6"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1211260**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to your exclusive Morrison Built Lakefront home in Mahogany! Situated amidst the serene beauty of Mahogany Lake and on a quiet cul-de-sac, this luxurious 4-bedroom, 3.5-bathroom home offers a perfect blend of sophistication & comfort, ensuring an unparalleled living experience. As you step inside, you'll be greeted by soaring ceilings that amplify the sense of space and light and a stunning open riser curved staircase. The kitchen stands as a culinary masterpiece, equipped with ample counter space, new appliances, and pantry & butlers pantry with second dishwasher which gives access to the secondary BBQ deck. The living area exudes warmth and elegance, anchored by a cozy double sided fireplace situated between the living room & formal dining room. Additionally, the main floor offers a cozy workspace ideal for remote work or creative endeavours. Head on upstairs to find the spacious bonus area down the hall from the luxurious primary suite boasting another fireplace & a spa inspired 5pc ensuite with freestanding tub, his & hers sinks, luxurious shower, heated floors, and a generously sized walk-in closet. The open to below living space offers incredible lake views no matter where you are. 2 more good sized bedrooms, a 4pc bath and large laundry room with a storage and a sink completes the upper level. Venture downstairs to the basement where a well-appointed media room with a cozy fireplace awaits, perfect for movie nights or watching the big game. The adjacent wet bar adds a touch of luxury and an additional games room is nearby just separated by a privacy sliding barn door. Also included is the 4th bedroom & another full bath. Outside, the expansive South Facing yard and upper deck provide a scenic backdrop for outdoor living. Whether you're dining al fresco with friends or simply savouring a quiet morning coffee, the breathtaking views of Mahogany Lake never fail to captivate. A fire pit offers warmth, ambiance & underground irrigation allows for easy care of the yard which also features mature gardens. For those seeking relaxation, the Sundance Therapy Spa hot tub beckons—a tranquil retreat where you can unwind and soak up the scenic beauty that surrounds you. The three-car garage offers ample space for vehicles and storage PLUS it features overheight ceilings giving plenty of room for 9ft Wide Lift King car lift. Additional features include Gemstone Lights, 2 Furnaces, Dual A/C, Remote Controlled Hunter Douglas Blinds, Russound Built-In Speaker System and more! Imagine the luxury of having the lake in your own backyard BUT also having access to two pristine beaches - where sun-soaked days are spent. Enchanting wetlands and walking paths invite leisurely strolls and all nearby amenities! With its unparalleled amenities and scenic setting, this residence offers a lifestyle of unparalleled luxury and leisure. Don't miss the opportunity to experience the epitome of lakeside living in Mahogany. Schedule your private tour!**

Inclusions: **Dishwasher x2, Small Bar Fridge x2, Built-in Vacuum, Fireplace Controls, Basement Fridge in Storage Room, Hot Tub, Garage Lift, Master Bedroom TV**
 Property Listed By: **RE/MAX Realty Professionals**

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