



THE
A-TEAM

**RE/MAX
FIRST**

4 MAHOGANY Park, Calgary T3M 2J9

MLS®#: **A2156184** Area: **Mahogany** Listing Date: **08/15/24** List Price: **\$998,000**
 Status: **Active** County: **Calgary** Change: **-\$52k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,822 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,548**
 Low Sqft:
 Ttl Sqft: **2,548**

DOM

35
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, Corner Lot, Few Trees, Lake, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting**

Park Feat:

Double Garage Attached, Oversized, Paved

Utilities and Features

Roof: **Asphalt/Gravel**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction:
Cement Fiber Board, Composite Siding, Concrete, Wood Frame

Flooring:
Carpet, Hardwood, Tile

Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	24`11" x 17`0"
Foyer	Main	5`7" x 4`0"
Walk-In Closet	Main	5`2" x 4`11"
Storage	Second	5`7" x 4`2"
Walk-In Closet	Second	5`8" x 4`11"

Room	Level	Dimensions
Kitchen	Main	13`0" x 10`11"
2pc Bathroom	Main	8`1" x 2`11"
Bonus Room	Second	15`1" x 13`4"
Bedroom - Primary	Second	17`9" x 11`6"
Walk-In Closet	Second	7`9" x 5`8"

5pc Ensuite bath	Second	11`8" x 9`10"	Bedroom	Second	12`11" x 10`5"
Bedroom	Second	12`9" x 10`4"	Laundry	Second	8`3" x 5`7"
5pc Bathroom	Second	15`2" x 4`11"	Family Room	Basement	17`2" x 11`7"
Game Room	Basement	13`4" x 12`4"	Bedroom	Basement	12`6" x 11`8"
Walk-In Closet	Basement	11`8" x 4`3"	Storage	Basement	12`4" x 8`6"
4pc Bathroom	Basement	11`1" x 4`11"	Furnace/Utility Room	Basement	14`9" x 7`6"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1N**
 Legal Desc: **1510478**

Remarks

Pub Rmks: **This is the one you have been waiting for! This stunning JaymanBuilt lake home features over 3200 sq ft of developed space and is loaded with every upgrade imaginable! Sitting on a corner lot on a quiet street, steps to the lake, schools, parks, and South Health Campus Hospital. As you enter the home you are greeted by the gleaming cascade maple hardwood flooring leading you into the open concept main floor with flooded with natural light from the abundance of large windows. Chefs Dream Kitchen with tons of crisp white full height maple cabinetry, double islands with crescent edge quartz counters, designer backsplash, upgraded stainless steel appliances with 5 burner gas cooktop, wall oven, and built in microwave, corner pantry, and additional built-in desk/coffee bar. Open to the large dining room with garden door to the deck in fully landscaped and fenced backyard. Spacious living room with picture window and cozy stone-faced fireplace with mantle. Head upstairs to the central bonus room, great kids play area or TV room! Large primary bedroom escape with gorgeous ensuite bathroom with "his and her" quartz vanities, separate walk-in closets, make up counter, floor to ceiling tile, 10mm glass shower, and deep soaker tub. Good sized second and third bedrooms and another 5-piece main bathroom with double sinks and separate doored bath/shower. Great layout for multiple kids to get ready in the morning! Convenient upper floor laundry room complete this family friendly upper floor. Fully finished basement by the builder with the same quality of finishings carried down as well. Starts with a recreation area with rough ins for bar, and full 4-piece bathroom with tile flooring and quartz counters. And leads into the family room with egress window and large 4th bedroom with massive walk-in closet! Upgraded mechanical room with tankless hot water system and central vacuum system and attachments. Oversized double attached garage that's fully insulated and drywalled and high ceilings great for storage racks or a car lift! Enjoy exclusive access to Mahogany's clubhouse and pristine lake, perfect for swimming, paddling, and fishing in the summer, and ice skating in the winter. The community also offers tennis and pickleball courts, along with great walking paths boasting unbeatable views. The neighborhood is conveniently located near all essential amenities, including shopping, dining, schools, and recreational facilities. This home shows 10/10 and is a must see!**

Inclusions: **Some furniture negotiable**
 Property Listed By: **Real Broker**

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









