



THE
A-TEAM

**RE/MAX
FIRST**

22 MAHOGANY Drive, Calgary T3M 2K2

MLS®#: **A2158045**

Area: **Mahogany**

Listing Date: **08/15/24**

List Price: **\$549,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,303 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,254**
Low Sqft:
Ttl Sqft: **1,254**

DOM

35
Layout
Beds: **2 (2)**
Baths: **2.0 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Bathroom Rough-in,Built-in Features,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`8" x 7`5"
Kitchen	Main	12`5" x 9`6"
Mud Room	Main	5`11" x 5`5"
4pc Ensuite bath	Upper	7`11" x 5`11"
Bedroom - Primary	Upper	12`11" x 11`5"
Walk-In Closet	Upper	8`6" x 5`5"

Room	Level	Dimensions
Living Room	Main	12`10" x 12`1"
Office	Main	5`7" x 5`5"
4pc Ensuite bath	Upper	8`3" x 4`11"
2pc Bathroom	Upper	6`7" x 6`5"
Bedroom - Primary	Upper	12`5" x 12`4"
Walk-In Closet	Upper	5`11" x 4`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1413190

Zoning:
R-2M

Remarks

Pub Rmks:

We're pleased to be presenting this great opportunity for an affordable home with NO CONDO FEES and no work to do in the tranquil community of Mahogany Lake! This immaculate property features an open concept living space with 2 Master Bedrooms bedrooms, 2.5 bathrooms! Enjoy the convenience of dual primary bedrooms on the upper level, each with their own en-suite. The lower level is unspoiled with laundry as well as full ROUGH IN for future bathroom and 2 OVERSIZED windows! Step out into your low-maintenance south-facing yard that you'll be able to enjoy instead of mowing, pruning, and watering all summer. With central A/C, and a double detached garage, you couldn't ask for more in a lake community home. The seasonal delights of Mahogany come to life with easy access to the 4 SEASON LAKE, nearby shopping, restaurants, transit, 19 Acre Central Park, and a myriad of WALKING TRAILS GALORE. Embrace the recreational paradise designed exclusively for Mahogany residents. Mahogany Lake, Calgary's largest lake at 63 acres, beckons with its 21 acres of beach area, creating a setting for winter skating parties, summer BBQs on the beach.

Inclusions:
Property Listed By:

**N/A
CIR Realty**

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