



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**54 MASTERS Mews, Calgary T3M 2B4**

MLS®#: **A2158060** Area: **Mahogany** Listing Date: **08/15/24** List Price: **\$775,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2014** Abv Sqft: **2,020**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,918 sqft** Ttl Sqft: **2,020**  
 Lot Shape:

DOM

**34**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**  
 Sewer: Ext Feat: **BBQ gas line** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Gas Range,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave,Oven-Built-In,Range Hood,Window Coverings**  
 Int Feat: **Central Vacuum,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Pantry**  
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u>       | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|-------------------|--------------|-------------------|
| Dining Room | Main         | 12`0" x 9`10"     | Kitchen           | Main         | 12`10" x 13`0"    |
| Living Room | Main         | 15`1" x 12`11"    | 2pc Bathroom      | Main         | 4`11" x 5`1"      |
| Mud Room    | Main         | 5`5" x 7`2"       | Entrance          | Main         | 12`0" x 7`9"      |
| Bedroom     | Second       | 12`11" x 12`8"    | Laundry           | Second       | 11`0" x 6`9"      |
| Bedroom     | Second       | 10`1" x 11`4"     | 4pc Bathroom      | Second       | 11`0" x 5`6"      |
| Bonus Room  | Second       | 10`5" x 12`2"     | Bedroom - Primary | Second       | 13`7" x 13`0"     |

5pc Ensuite bath

Second

11`0" x 10`1"

Walk-In Closet  
Legal/Tax/Financial

Second

7`7" x 5`1"

Title:  
**Fee Simple**  
Legal Desc:

1410953

Zoning:  
**R-1s**

Remarks

Pub Rmks: **Nestled within the heart of Mahogany, this exquisite home stands as a testament to modern elegance and convenience. Located on a tranquil cul-de-sac, this fully finished residence offers a rare blend of urban accessibility and suburban tranquility. Upon entry, a spacious foyer welcomes you into a thoughtfully designed layout that seamlessly merges functionality with style. The gourmet kitchen is a chef's delight, boasting top-of-the-line appliances, including a built-in gas range and oven, complemented by ample storage.. The main level is bathed in natural light pouring in from expansive windows that frame the west-facing backyard, creating a warm and inviting ambiance throughout. Upstairs, discover generously sized bedrooms perfect for relaxation, alongside a bright and airy bonus room that serves as an ideal space for entertainment or quiet retreats. The convenience of a separate laundry room adds practicality to the upper level. The master suite is a sanctuary of comfort, featuring large windows that flood the space with natural light. The ensuite bathroom is a masterpiece of luxury, complete with dual vanities, a jetted tub for ultimate relaxation, a spacious walk-in shower, and a well-appointed walk-in closet. Outside, the backyard oasis beckons with its serene atmosphere and thoughtful landscaping. Enjoy the tranquility of mature trees and the privacy of a generously sized deck, perfect for alfresco dining or lounging in the sun. A meticulously maintained hot tub offers year-round relaxation, while a convenient storage shed provides additional space for tools and outdoor gear. This premier location offers unparalleled access to Mahogany's renowned amenities, including the Mahogany Beach Club for summer fun, picturesque wetlands, and miles of scenic walking paths through a pristine nature reserve. Families will appreciate the proximity to esteemed local schools such as Divine Mercy and Mahogany School, ensuring convenience and quality education just moments from your doorstep. Embrace a lifestyle where modern comfort meets community charm.**

Inclusions: **Hot Tub, Gazebo, Shed**  
Property Listed By: **RE/MAX Landan Real Estate**

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







