

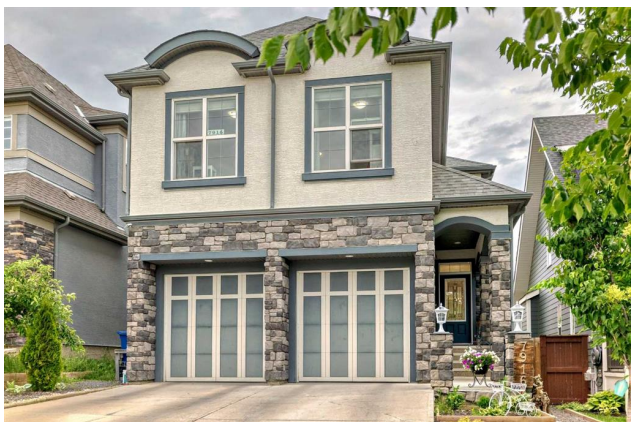


THE
A-TEAM

**RE/MAX
FIRST**

7916 MASTERS Boulevard, Calgary T3M 2B5

MLS®#: **A2158485** Area: **Mahogany** Listing Date: **08/16/24** List Price: **\$938,800**
 Status: **Active** County: **Calgary** Change: **-\$11k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,230 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,468**
 Low Sqft:
 Ttl Sqft: **2,468**

DOM

33
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Front Yard,Garden,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Yard,Storage**

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

Kitchen Appl: **Built-In Oven,Convection Oven,Dishwasher,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bidet,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`11" x 12`0"
Kitchen	Main	11`3" x 14`8"
Mud Room	Main	10`7" x 3`11"
Dining Room	Main	10`0" x 10`1"
Bedroom	Upper	9`8" x 12`1"
4pc Bathroom	Upper	9`11" x 5`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`0" x 13`5"
Pantry	Main	4`11" x 5`4"
2pc Bathroom	Main	5`0" x 4`11"
Entrance	Main	5`9" x 4`7"
Bedroom	Upper	9`11" x 11`11"
Laundry	Upper	5`7" x 8`3"

Bonus Room	Upper	13`6" x 18`5"	Bedroom - Primary	Upper	14`0" x 14`5"
5pc Ensuite bath	Upper	10`2" x 11`9"	Walk-In Closet	Upper	10`2" x 6`4"
Flex Space	Basement	10`4" x 11`4"	Dining Room	Basement	6`11" x 11`3"
Kitchenette	Basement	9`9" x 3`9"	Walk-In Closet	Basement	7`9" x 3`11"
Bedroom	Basement	10`6" x 12`1"	Bedroom	Basement	10`3" x 11`8"
4pc Bathroom	Basement	7`10" x 4`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1s**
 Legal Desc: **1410953**

Remarks

Pub Rmks: **Welcome to your WALKOUT dream home in the heart of the highly sought-after Mahogany with over 3300 sq ft living space boasting five bedrooms and 3 1/2 bath. This stunning property boasts an inviting open floor plan. Step inside and be greeted by a spacious foyer, living room is flooded with natural light, enjoy your gourmet kitchen with high-end appliances with high quality -quarts counter tops combines functionality and elegance offering a very spacious and efficient layout for cooking and entertaining, a sleek dining area is great for hosting friends and family. in a cozy living space with a unique feature wall and fireplace, The main level also includes a balcony off the kitchen, perfect for enjoying your morning coffee or evening relaxation. Head upstairs to discover a serene primary bedroom with a luxurious 5-piece ensuite, with a tub, dual sinks, and a glass-enclosed shower and a great walk in closet, offering a spa-like experience at home. The upper level also includes two additional generously-sized bedrooms, perfect for family members or guests, and a well-appointed full bathroom that provides ample space and modern finishes. A versatile spacious bonus room offers endless possibilities for use as a home office, playroom, or media center, while the upper-level laundry room adds a layer of convenience to your daily routines. The fully finished walk-out basement highlights BIG sunshine windows , allowing ample natural lights , plus 9 foot ceiling, The basement also features two good size bedrooms and a full bath. The family room is bright with natural light coming from the large windows. The backyard is fully fenced and has a large deck great for family gatherings . This home comes with a permanent LED lighting, that is fully adjustable. An easy few minutes walk to the Community Rec Center. 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. great walking paths boasting unbeatable views , multiple playgrounds for kids. The neighbourhood is conveniently located near all essential amenities, including shopping, dining, schools, and recreational facilities. Experience the family friendly lakeside living with the best of Mahogany living with unparalleled comfort, style, and community charm.**

Inclusions: **none**
 Property Listed By: **Real Estate Professionals Inc.**

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

