

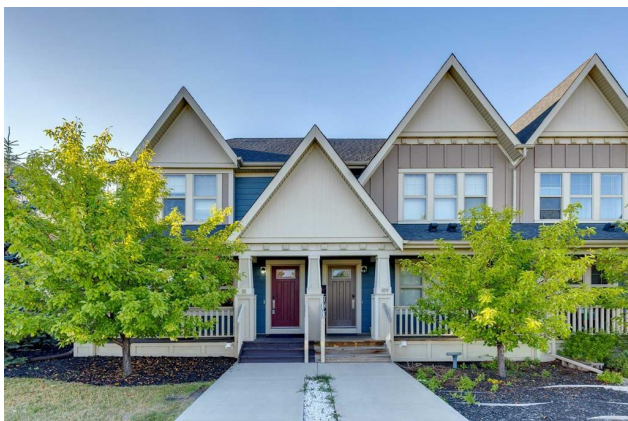


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 MARINE Drive, Calgary T3M 1V9**

MLS®#: **A2161154** Area: **Mahogany** Listing Date: **09/06/24** List Price: **\$559,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **3,326 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,381**  
 Low Sqft:  
 Ttl Sqft: **1,381**

DOM

**12**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Close to Clubhouse,Lawn**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Oven,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 9`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 12`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 12`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 9`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 10`0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`6" x 6`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`6" x 5`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1410929**

Zoning:  
**R-2M**

Remarks

Pub Rmks: **OPEN HOUSE Cancelled. Welcome to this charming END UNIT air-conditioned townhome with NO CONDO FEES in the heart of Mahogany, Calgary's premier lake community. This home is perfectly situated, offering LAKE AND BEACH ACCESS just steps from your door, making every day feel like a retreat. As you arrive, a cozy front porch invites you to relax and enjoy the vibrant energy of the neighborhood. Step inside from the charming veranda to discover an open-concept floor plan that flows seamlessly from room to room. The bright living room welcomes you with an abundance of natural light, leading to a central kitchen that is a chef's dream. Here, you will find sleek stainless steel appliances, stone countertops, and ample counter space, all set within a modern design that is both functional and stylish. The adjoining dining area offers direct access to your own private, fenced oversized yard—perfect for outdoor entertaining and creating memories with family and friends. The main floor is finished with stylish laminate flooring, combining durability with elegance. Upstairs, plush carpeting leads you to a spacious primary bedroom, complete with a walk-in closet and a luxurious 3-piece ensuite bath. Two additional bedrooms and a 4-piece bath provide ample space for family or guests. The unfinished basement, which includes laundry facilities, awaits your personal touch, offering endless possibilities for customization to suit your lifestyle needs. Living in Mahogany means embracing a lifestyle filled with year-round activities and amenities. You will enjoy exclusive access to the community's stunning 63-acre lake, where you can swim, paddleboard, kayak, or simply relax on the sandy beaches. The expansive beach areas are perfect for family picnics, beach volleyball, or soaking up the sun. During the winter months, the lake transforms into a picturesque setting for skating and ice fishing. The impressive Mahogany clubhouse hosts a variety of events and activities, ensuring there is always something to do. In addition to the lake and beach, Mahogany offers scenic pathways, beautifully landscaped parks, and playgrounds that connect the community. With shopping, schools, and restaurants just moments away, you will have everything you need within reach. Whether you are exploring the vibrant local scene, enjoying a day at the beach, or taking advantage of the community's many amenities, this home places you at the center of it all. Come and experience the unparalleled beauty and convenience of Mahogany living.**

Inclusions:  
Property Listed By: **N/A  
RE/MAX Realty Professionals**

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













