



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**554 MARINE Drive, Calgary T3M 2Z6**

MLS®#: **A2163110**

Area: **Mahogany**

Listing Date: **09/06/24**

List Price: **\$2,550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **7,976 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **4,015**  
Low Sqft:  
Ttl Sqft: **4,015**

DOM

**12**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Beach,Lake,Front Yard,No Neighbours Behind,Landscaped,Yard Lights,Rectangular Lot**  
Park Feat: **Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Built-in Barbecue,Dock,Fire Pit,Lighting,Private Entrance,Private Yard**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Humidifier,Microwave,Range Hood,Washer,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>22`3" x 18`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 19`0"</b>
<b>Office</b>	<b>Main</b>	<b>12`0" x 12`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`6" x 15`5"</b>
<b>Media Room</b>	<b>Basement</b>	<b>14`9" x 20`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>19`5" x 21`4"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`8" x 8`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>13`11" x 6`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`10" x 19`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`10" x 14`10"</b>

Bedroom  
Bedroom  
2pc Bathroom  
4pc Ensuite bath  
4pc Bathroom

Upper  
Basement  
Main  
Upper  
Basement

10`11" x 14`11"  
11`10" x 12`1"  
0`0" x 0`0"  
0`0" x 0`0"

Bedroom  
Mud Room  
5pc Ensuite bath  
4pc Bathroom

Upper  
Main  
Upper  
Upper

11`5" x 12`11"  
9`11" x 8`1"  
0`0" x 0`0"  
0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1911153**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Resplendent LAKESIDE LIVING in this awe-inspiring 3+1 bedroom estate home with FULLY DEVELOPED WALK-OUT BASEMENT offering over 5300 sq ft of luxurious living space & countless upgrades throughout. The eye-popping main level presents Haro wide plank hardwood flooring, towering ceilings & picturesque lake views at every turn. The expansive living room presents a commanding custom floor to ceiling fireplace with granite surround, which is open to the dining area with more than enough space to host a large family gathering or dinner party. Create culinary masterpieces in the dream kitchen featuring a large island with 3" quartz counter top & eating bar, bespoke cabinetry, Miele built-in appliance package including built-in coffee maker, massive wine closet & bright breakfast nook. Bring the outdoors in with effortless access through the folding patio doors to the upper deck with Napoleon built-in BBQ, outdoor weatherproof 45" TV, phantom screen, flush mount deck heater & vistas of the lake. A private office with lake views is tucked away just off the kitchen - perfect for productive work from home days. Completing the main level is a convenient mudroom & 2 piece powder room. An open riser staircase with glass railing leads to the second level with spacious bonus room & wet bar, 3 bedrooms, a 4 piece guest bath & laundry room with sink & storage. The primary bedroom with vaulted ceiling & private balcony boasts a huge walk-in closet & opulent 5 piece ensuite with dual sinks, make-up vanity, tranquil freestanding soaker tub & oversized glass enclosed shower. The second bedroom features a vaulted ceiling & the third bedroom includes a private 4 piece ensuite. The fully developed walk-out level with 10' ceilings is ideal for family time. Enjoy movie or game night in the fully equipped theatre room with 4K projector, 135" screen & custom 7.1 home theatre system. The recreation room has ample space for a pool table. Both have easy access to a second wet bar. The finishing touch to the walk-out level is a fourth bedroom & 4 piece bath. Other notable features include central air conditioning, Control4 home automation system, Sonos sound bars, Paradigm in-ceiling speakers & subwoofer & custom window coverings/drapery. Outside, relish the professionally designed & installed landscape package & oversized insulated triple attached garage plus back yard oasis with a private dock, exposed concrete patio with firepit & putting green. Mahogany Beach Club also offers community amenities, such as a skate park, tennis courts, & gymnasium. Also enjoy easy access to schools, shopping, public transit, South Health Campus, 52nd Street & Stoney Trail.**

Inclusions:  
Property Listed By:

**None.**  
**RE/MAX Real Estate (Central)**

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











