



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**241 MAHOGANY Parade, Calgary T3M 2J9**

MLS®#: **A2163394**

Area: **Mahogany**

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

List Price: **\$709,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **3,466 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,765**  
Low Sqft:  
Ttl Sqft: **1,765**

DOM

**13**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Off Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Microwave Hood Fan,Washer**  
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	20`3" x 12`11"
Bedroom - Primary	Main	13`11" x 11`8"
3pc Ensuite bath	Main	10`11" x 5`3"
Mud Room	Main	7`1" x 4`4"
Family Room	Upper	14`1" x 12`10"
Bedroom	Upper	12`2" x 9`11"
4pc Bathroom	Upper	9`0" x 7`4"

Room	Level	Dimensions
Kitchen	Main	12`4" x 11`2"
Walk-In Closet	Main	6`10" x 4`7"
Foyer	Main	5`5" x 5`0"
2pc Bathroom	Main	5`9" x 5`2"
Bedroom	Upper	12`11" x 9`6"
Laundry	Upper	7`5" x 5`7"
Bedroom	Basement	12`3" x 10`6"

3pc Bathroom

Basement

10`9" x 4`3"

Game Room

Basement

14`2" x 13`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1510478**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Exquisite and unique, you will discover this gem of a home situated in the quiet pocket of Lake Mahogany, within walking distance to the South side of the lake and Spider Park. Quiet, yet close to the shops of Westman Village and Mahogany Plaza, you are welcomed to discover 241 Mahogany Parade SE boasting FOUR BEDROOMS and THREE AND A HALF BATHROOMS. Immediately upon entering you will appreciate the soaring 9ft ceilings as you enter the inviting great room featuring a floor to ceiling custom fireplace that thoughtfully opens up to the expansive main living area. Nicely positioned is a designated dining area that flows from the large kitchen where you will discover a large central flush island, granite counter tops, full ceiling height cabinets, stylish subway tile back splash and a sleek stainless steel appliance package to compliment the space. Over sized feature windows located both front and back invite an abundance of natural daylight into the home along with allowing you to view the side courtyard and back yard while the kids play. One of the greatest features of this home is having a Primary Suite on the main floor towards the rear of the home. Large and generous, it boasts a sizeable walk-in closet and private en suite with over sized walk-in shower offering you a quiet oasis getaway from the rest of the home or allows an additional family member a respite from doing the stairs on a daily basis. The upper level has a wonderful spacious Family Room for all to enjoy along with two large bedrooms with great window features, full bath and walk-in laundry room with built-in counter top. The partially finished lower level is a gym goer's dream if you desire space and room for all of your equipment. In addition, there is a generous bedroom, recently completed with brand new carpet, paint and trim and gorgeous bathroom just waiting to be enjoyed. With a "spa like" feel it has dual vanities with under mount sinks and a beautiful walk-in shower with floor to ceiling tile. The yard is large and showcases low maintenance landscaping. Long and wide it offers you many uses along with a stone patio and walk-way, central air conditioning and a DOUBLE OVER SIZED DETACHED GARAGE. Elevated stucco exterior makes this home stand out with stone and wood accents and resides on a quiet family friendly street. Located in the wonderful Lake community of Mahogany, a lake lifestyle amenity beyond compare - Mahogany's Central Beach site is the home of the community's grand Beach Club, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, and more! All this, in addition to being only a few minutes away from all of the shops in Seton's Urban District including The South Health Campus, Cineplex Movie Theatre, YMCA and a plethora of restaurants and amenities. Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!**

Inclusions:  
Property Listed By:

**4 TV Mounts, Alarm - No Contract  
Jayman Realty Inc.**

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