



THE
A-TEAM

**RE/MAX
FIRST**

551 MAHOGANY Boulevard, Calgary T3M 1X7

MLS®#: **A2163631**

Area: **Mahogany**

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

List Price: **\$679,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,668

Year Built:

2015

Low Sqft:

Lot Information

Ttl Sqft:

1,668

Lot Sz Ar:

4,047 sqft

Lot Shape:

10.710 M at rear lane

x 30.58 M on

roadside

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Corner Lot,Environmental Reserve,Fruit Trees/Shrub(s),Few Trees,Front Yard,Garden,Landscaped,Yard Lights,Paved,Wetlands

Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated,Paved,Rear Drive,RV Access/Parking

DOM

10

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt**

Heating: **Electric,Fireplace(s),Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **BBQ gas line,Garden,Playground,Private Entrance,Private Yard,Storage,Uncovered Courtyard**

Construction:

Cement Fiber Board,Concrete,Manufactured

Floor Joist,Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Garburator,Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator

Int Feat:

Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound

Utilities:

Cable Available,DSL Available,Fiber Optics Available,Garbage Collection,High Speed Internet Available

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Entrance

Main

3`6" x 5`1"

Living Room

Main

9`6" x 12`0"

Dining Room

Main

11`1" x 15`3"

Kitchen

Main

11`10" x 12`1"

Mud Room

Main

3`6" x 5`1"

Bedroom - Primary

Second

12`7" x 13`6"

Bedroom	Second	11`8" x 13`6"	Bonus Room	Second	12`2" x 13`0"
Laundry	Second	3`8" x 5`3"	Bedroom	Basement	9`5" x 18`1"
Family Room	Basement	13`5" x 14`2"	Furnace/Utility Room	Basement	9`0" x 9`3"
2pc Bathroom	Main	4`7" x 5`3"	4pc Ensuite bath	Second	5`4" x 10`1"
5pc Ensuite bath	Second	5`6" x 12`8"	3pc Bathroom	Basement	7`7" x 8`1"
Covered Porch	Main	9`4" x 10`7"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-2M**
 Legal Desc: **1312384**

Remarks

Pub Rmks: **OPEN HOUSE SAT/SUN 12 - 5 PM MOVE-IN READY! Check out the virtual tour. ONE OF KIND LOCATION by the Wetlands and Rock Park/Playground. Welcome to this bright 3-bedroom, 3.5-bath home with 3 separate living areas and a generous 2349 SF of usable space. This professionally decorated customized home shows the pride of ownership. As you enter the house, the front porch has a lovely unobstructed view of the beautiful wetlands and park/playground. There is a fiberglass door, phantom doors (front and back), and keyless entry (in all locations). The upgraded extra windows on the corner unit allow natural light to enter the open-concept layout with stunning hardwood flooring. At the same time, music plays throughout the home with the built-in Sonos system. The living room has a modern black fireplace, and the dining/kitchen area has upgraded lighting. The classic white kitchen is functional with its quartz counters, stainless steel appliances (including a gas stove with electric convection for baking), tons of storage with pot drawers, and even a beverage wine fridge in the island. Custom wallpaper and mirrors are throughout the home, and as you head up the open spindle staircase to the bonus room, you will see the park across the street. Upstairs, there are two extra-large double master bedrooms with walk-in closets. The primary ensuite has a custom large walk-in tiled shower, a deep soaker tub, and dual sinks. Heading downstairs, you see a 3rd family room with another modern but electric fireplace. A 3 piece bathroom compliments this area with the 3rd large bedroom and storage areas. Structurally and mechanically, you have everything you could ever want, from the 50-gallon HWT, oversized air conditioning (2.5 tons), high-efficiency furnace, stone, stucco, and James Hardie board exterior. The front and rear yards are impressive, with exceptional landscaping, shrubs, flowers, and garden boxes. You can step onto the 10'x20' rear deck with a privacy screen to the second entertaining area and a third space below for an outside dining table. Grow your fruits and vegetables to take to the lake! Your home is gorgeous, with Gemstone lighting at night (no more putting up Christmas lights), and someone could open up the private corner lot to store an RV or other toys. It is conveniently located close to public transportation and a bus stop, making it easy to get around. Mahogany is a top lake community close to all amenities, South Health Hospital, and schools. Plus, a paved rear lane leads to the insulated double garage! You will not find a better-designed and quality home. See this superb home and move in now!**

Inclusions: **Exterior Shed, Wine Fridge, Sonos Built-in System, Alarm System, Flower Pot (Clay) on the Rear Deck, 2 TV Mounts, Draperies and Window Coverings, Bar Fridge in Basement and Counter, 1 shower rod, white floating shelves in bathrooms, Garage shelving/counter**

Property Listed By: **CIR Realty**

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











