



THE
A-TEAM

**RE/MAX
FIRST**

76 MAHOGANY Manor, Calgary T3M 0Y1

MLS® #: **A2164350** Area: **Mahogany** Listing Date: **09/09/24** List Price: **\$1,099,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,359 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,823**
 Low Sqft:
 Ttl Sqft: **2,823**

DOM

10
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Other**
 Construction: **Concrete,Stucco**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmnt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`7" x 5`4"	Dining Room	Main	14`1" x 15`6"
Foyer	Main	9`6" x 6`9"	Kitchen	Main	13`5" x 13`3"
Living Room	Main	14`6" x 13`11"	Mud Room	Main	6`5" x 7`3"
Den	Main	9`5" x 9`1"	4pc Bathroom	Second	6`5" x 10`4"
4pc Ensuite bath	Second	13`9" x 14`4"	Bedroom	Second	11`0" x 14`4"

Bedroom	Second	10`11" x 14`1"	Bedroom	Second	10`11" x 11`9"
Bonus Room	Second	14`10" x 14`9"	Laundry	Second	11`0" x 7`3"
Bedroom - Primary	Second	14`10" x 16`0"	4pc Bathroom	Basement	8`11" x 5`6"
Bedroom	Basement	9`11" x 10`8"	Bedroom	Basement	9`11" x 10`4"
Game Room	Basement	17`9" x 23`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **1112288**

Remarks

Pub Rmks: **Public Open House: September 15: 12pm - 2:30pm. Under \$1.1 Million! *Watch the video* Welcome to your dream home in the prestigious "WATERS" of Mahogany, just steps away from your private entrance to the beach. This STUNNING LUXURIOUS 6 BEDROOMS ESTATE HOME offers a lifestyle like no other. This exceptional Calbridge-built two-storey home sits on a premium playground-facing lot, showcasing unparalleled elegance comfort with OVER 3900 SQ FT of functional living space. Upon entering, you'll be greeted by a spacious foyer with an open-to-below staircase. The massive main floor boasts a versatile den, perfect for a home office or an additional bedroom. The chef's dream kitchen features granite countertops, stainless steel appliances, an elegant backsplash, ample counter space, plenty of cabinets, a huge center island with drawers & cabinets, under-cabinet lighting, false ceilings with pot lights, & a corner butler's pantry with built-in cabinets and countertop. The bright and sunny west-facing living room offers a cozy gas fireplace for those chilly winter nights, while the adjacent spacious dining area comfortably accommodates 8-10 seats. Walking upstairs is a treat for all families, as the staircase is beautifully adorned with three windows, filling the area with natural light. You'll find a spacious and airy bonus room, ideal for movie nights and gatherings and 4 BIG BEDROOMS. The master bedroom is a rare gem, featuring 10-foot ceilings and tall windows overlooking the playground. It easily fits a king bed with a seating area. The spa-like ensuite includes dual vanities, a standalone tub, a glass shower, a private toilet, and a massive walk-in closet. Additionally, there are three generously sized bedrooms, each able to fit a queen or king bed, a shared bathroom with private access to the shower, and a large laundry room with a storage closet and counter space. The FULLY FINISHED BASEMENT developed by the builder with 9-foot ceilings, offers a huge rec room, perfect for additional living or entertaining, along with 2 SPACIOUS BEDROOMS and a third full bathroom. The home is fully equipped with an OVERSIZED DOUBLE CAR GARAGE, central vacuum, two furnaces and CENTRAL AC to keep you comfortable year-round. Hardwood flooring, BUILT-IN SPEAKERS in the living room & basement rec room, and tiles to the ceilings in all bathrooms with rain glass shower doors add an extra touch of luxury. The backyard is an oasis, featuring a generous-sized deck, full landscaping, an irrigation system, & trees. This home is within walking distance to your private lake access, Main Beach Club, West Beach, exclusive community amenities, Mahogany Public School, Divine Mercy Catholic Elementary, local eateries, high-end restaurants/pubs, grocery stores, cafes, & is just minutes away from the South Health Campus with easy access to Stoney Trail. Don't miss the chance to experience the epitome of lakeside living and luxury in Mahogany. This home shows 10/10. Get ready to fall in love.**

Inclusions: **Billiards table is negotiable**
 Property Listed By: **Diamond Realty & Associates LTD.**

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











