



THE
A-TEAM

**RE/MAX
FIRST**

295 MAHOGANY Boulevard, Calgary T3M 1N7

MLS® #: **A2165609**

Area: **Mahogany**

Listing Date: **09/17/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,751**
Low Sqft:
Ttl Sqft: **1,751**

DOM

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

Parking

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

Access:

Lot Feat: **Close to Clubhouse**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet, Laminat, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Window Coverings**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`10" x 9`8"	Dining Room	Main	12`0" x 9`4"
Living Room	Main	17`1" x 12`2"	2pc Bathroom	Main	5`6" x 4`8"
Bedroom - Primary	Upper	12`3" x 11`10"	Bedroom	Upper	12`3" x 9`0"
Bedroom	Upper	10`4" x 9`10"	3pc Ensuite bath	Upper	8`2" x 5`0"
Laundry	Upper	5`5" x 3`0"	4pc Bathroom	Upper	8`2" x 5`0"
Family Room	Lower	12`0" x 9`8"			

Legal/Tax/Financial

Condo Fee:
\$321

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1412699**

Remarks

Pub Rmks: **Welcome to this stunning 3bedroom, 2.5 bathroom townhome in the heart of Mahogany, where lakeside living meets comfort and style. As you step inside, you will be greeted by an inviting open floor plan, complete with 9-foot ceilings and sleek laminate flooring that flows through the spacious living and dining areas—ideal for entertaining or relaxing with family. The kitchen is a chef’s dream, featuring gleaming granite countertops, stylish cabinetry, a large island with a breakfast bar, a chic herringbone backsplash, and premium stainless steel appliances. From the main floor, you will have access to a balcony, perfect for outdoor dining or enjoying your morning coffee. A convenient two-piece bath is also located on this level. Upstairs, you will find plush carpeting throughout the three bedrooms, including a spacious master retreat that boasts a private 3-piece ensuite and a separate walk-in closet, offering comfort and privacy. Two additional bedrooms, a 4-piece bath, and an upper-floor laundry area make everyday living effortless. The fully finished lower level provides even more space with a versatile living room that can easily serve as a home office, workout space, or media room. Additional features include a double oversized garage, air conditioning for year-round comfort, and ample storage throughout. Living in Mahogany comes with a wealth of perks, including exclusive access to the community’s private beach and pristine lake, perfect for swimming, paddleboarding, and other water activities. The community offers plenty of outdoor enjoyment with parks, playgrounds, and walking paths, creating a balanced and active lifestyle. You will also be conveniently close to top-rated schools, shopping, dining, and major roadways, making Mahogany the perfect place for families and professionals alike. Make this your forever home—call and book your private showing today!**

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

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











