



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**358 MAHOGANY Terrace, Calgary T3M 0X5**

MLS®#: **A2166135**

Area: **Mahogany**

Listing Date: **09/16/24**

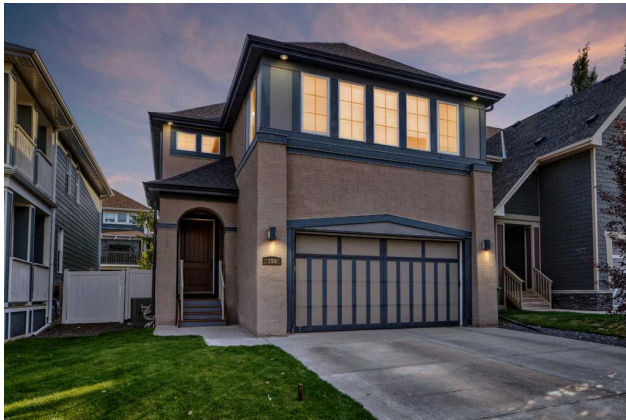
List Price: **\$847,500**

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: **4,133 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,555**  
Low Sqft:  
Ttl Sqft: **2,555**

DOM

**3**

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	9`4" x 8`11"
Bonus Room	Upper	12`6" x 15`11"
Bedroom	Upper	11`1" x 10`1"
Game Room	Lower	15`2" x 28`11"
4pc Bathroom	Lower	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Dining Room	Main	12`9" x 14`9"

Room	Level	Dimensions
Kitchen	Main	12`9" x 12`11"
Bedroom - Primary	Upper	19`11" x 13`7"
Bedroom	Upper	12`5" x 10`10"
Bedroom	Lower	9`9" x 12`7"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Living Room	Main	14`0" x 16`2"

Title: **Fee Simple**  
Zoning: **R-1N**  
Legal Desc: **1014102**

Remarks

Pub Rmks: **Welcome to this stunning, lake-community home, just a short walk from the water! Perfectly located, this elegant and modern home is loaded with upgrades and designed for both style and functionality. Step into a bright and spacious foyer with a walk-in closet, rich hardwood floors, and soaring 9' ceilings. The main floor features a versatile office/den that could serve as a fifth bedroom, complete with a window, closet, and doors. The dream kitchen is a chef's delight, boasting granite countertops, professional-grade stainless steel appliances, and designer cabinetry with ceiling details that add to its glamour. The open-concept living and dining area is perfect for entertaining, featuring a cozy gas fireplace with custom built-ins, wrought iron railings, and large windows that flood the space with natural light. Upstairs, you'll find a massive bonus room with a unique bulkhead design and 7.1 surround sound, providing the perfect space for movie nights or family gatherings. The thoughtfully designed layout separates the two kids' or guest bedrooms from the luxurious Master suite. The Master bedroom is a true retreat with vaulted ceilings, a walk-in closet, and a spa-like ensuite featuring dual vanities, a large soaker tub, and a tiled shower with body sprays. The fully finished basement offers a smart layout that includes a media area, recreation space, a bedroom, a 5-piece bathroom, and ample storage space, making it the perfect spot for both relaxation and practicality. Enjoy the outdoors in your south-facing backyard, complete with an oversized deck, cedar surround and privacy pergola, a hot tub, and an underground sprinkler system. Other upgrades include a Kinetico water softener, Vacuflo system and Central Air Conditioning. This home also offers an oversized garage for all your storage needs. Located just a short walk from the lake, this property offers the perfect blend of luxury, convenience, and lifestyle, making it an exceptional place to call home!**

Inclusions: **na**  
Property Listed By: **MaxWell Capital Realty**

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

