



THE
A-TEAM

**RE/MAX
FIRST**

318 MAHOGANY Manor, Calgary T3M1X4

MLS®#: **A2167087** Area: **Mahogany** Listing Date: **09/19/24** List Price: **\$995,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **4,822 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,535**
 Low Sqft:
 Ttl Sqft: **1,535**

DOM

54
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`8" x 13`9"
Kitchen	Main	8`10" x 17`1"
Game Room	Basement	17`6" x 21`11"
Bedroom	Basement	11`11" x 10`10"
2pc Bathroom	Main	5`0" x 5`0"
5pc Ensuite bath	Main	9`6" x 12`6"

Room	Level	Dimensions
Dining Room	Main	12`3" x 14`9"
Office	Main	8`11" x 11`5"
Bedroom	Basement	11`11" x 11`11"
Bedroom - Primary	Main	13`0" x 13`8"
4pc Bathroom	Basement	7`9" x 5`2"
Laundry	Main	12`5" x 11`2"

Walk-In Closet
Furnace/Utility Room

Main
Basement

6`11" x 8`0"
19`3" x 14`9"

Storage

Basement

10`8" x 14`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1310911

Zoning:
R-1

Remarks

Pub Rmks:

WELCOME TO YOUR DREAM HOME! This BEAUTIFUL 3 BEDROOM ESTATE BUNGALOW with DOUBLE ATTACHED GARAGE and FULLY FINISHED BASEMENT boasts over 2,900 square feet of developed living space, offering the perfect blend of luxury and comfort. Nestled in the prestigious Waters of Mahogany, this AIR CONDITIONED home is designed for modern living. Step inside to discover an OPEN CONCEPT MAIN FLOOR, accented by HIGH CEILINGS, hardwood floors, and large windows that fill the space with natural light. The main floor features a front office, a spacious dining room, and a cozy living room with fireplace, making it ideal for both relaxation and entertaining. The chef's kitchen is a culinary delight, complete with a WALKTHROUGH PANTRY, UPGRADED STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, a LARGE ISLAND, GAS COOKTOP, and BUILT-IN OVEN and MICROWAVE. Retreat to the primary bedroom on the main floor, which offers a SPACIOUS 5 PIECE ENSUITE and a GENEROUS WALK-IN CLOSET. The FULLY DEVELOPED BASEMENT is perfect for family gatherings, featuring a huge recreation room, two additional large bedrooms, and a 4-piece bathroom, along with ample storage and utility rooms. Enjoy the LOW MAINTENANCE LANDSCAPING, fully fenced backyard, complete with a LARGE DECK perfect for entertaining guests or enjoying quiet evenings outdoors. With SEMI-PRIVATE LAKE ACCESS, you'll relish the upscale lifestyle that comes with living in the Waters of Mahogany. This PREMIER LAKE COMMUNITY offers a wealth of amenities, including schools, parks, playgrounds, shopping, and fine dining—all just a stone's throw away. Don't miss your chance to call this exquisite property home! SCHEDULE A VIEWING TODAY!

Inclusions:
Property Listed By:

None
CIR Realty

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









