



THE
A-TEAM

**RE/MAX
FIRST**

1108 MAHOGANY Boulevard, Calgary T3M 3T6

MLS®#: **A2168617**

Area: **Mahogany**

Listing Date: **09/25/24**

List Price: **\$735,000**

Status: **Active**

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:

1,691

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,691

Lot Information

Lot Sz Ar:

1,267 sqft

Lot Shape:

DOM

23

Layout

Beds:

5 (3 2)

Baths:

4.5 (4 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Front Yard,Rectangular Lot

Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Cement Fiber Board,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Oven,Electric Range,Gas Water Heater,Refrigerator

Int Feat:

High Ceilings,Quartz Counters,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`7" x 5`0"	Den	Main	8`8" x 10`7"
Kitchen	Main	15`5" x 12`2"	Dining Room	Main	10`11" x 11`6"
Living Room	Main	12`5" x 11`6"	Mud Room	Main	4`5" x 5`6"
2pc Bathroom	Main	4`11" x 5`0"	Office	Main	5`10" x 5`2"
Bedroom	Upper	10`2" x 8`4"	Bedroom	Upper	10`2" x 8`4"
4pc Bathroom	Upper	9`1" x 4`11"	Bonus Room	Upper	10`3" x 11`9"
Laundry	Upper	6`5" x 4`11"	Bedroom - Primary	Upper	12`0" x 11`9"

4pc Bathroom
Bedroom
Kitchenette
Bedroom

Upper
Basement
Basement
Basement

11`3" x 4`11"
9`0" x 10`0"
9`7" x 7`5"
8`11" x 9`4"

Walk-In Closet
4pc Bathroom
Living/Dining Room Combination
3pc Bathroom

Upper
Basement
Basement
Basement

5`6" x 4`11"
7`11" x 4`11"
10`1" x 10`5"
5`6" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Annually
Legal Desc:

Zoning:
R-G

2311733

Remarks

Pub Rmks: **Exceptional Location by the Wetlands and Rock Park/Playground! This bright, elegantly customized home offers 5 bedrooms + den, 4.5 bathrooms, including a legal 2-bedroom, 2-bathroom basement suite, with a generous 2,366.2 SF of total living space. Perfect for first-time homebuyers or investors seeking a high-quality, income-generating property. Introducing the Hopewell Rayn—a thoughtfully designed home where spacious interiors and a smart floor plan ensure comfortable living. This home features flexible spaces, including a dedicated work-from-home area and a fully finished legal basement suite, providing excellent income potential or accommodation for extended family. It's the perfect blend of affordability and long-term investment. On the main floor, you'll find a full office and tech area, ideal for two potential work-from-home setups. The modern kitchen is equipped with quartz countertops, stainless steel appliances, an electric stove, ample pot drawers for storage, and pot lights for enhanced ambiance. Upstairs, there are two oversized bedrooms, including the primary bedroom with a custom walk-in closet and a luxurious ensuite featuring dual sinks. The builder-finished legal basement further enhances the value of this home, offering a spacious 2-bedroom, 2-bathroom suite complete with a third family room—an excellent option for rental income or multi-generational living. Additional highlights include a 50-gallon hot water tank, a high-efficiency furnace, and a durable exterior made of stone, stucco, and James Hardie board. Located in the highly desirable community of Mahogany, this home is conveniently close to public transportation, schools, South Health Campus Hospital, and top-tier amenities. The rear of the home also includes a gravel parking pad accommodating two vehicles. Don't miss this opportunity to own a beautifully designed, premium home in one of the most sought-after lake communities."**

Inclusions:
Property Listed By: **N/A**
URBAN-REALTY.ca

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











