



THE
A-TEAM

**RE/MAX
FIRST**

111 MAHOGANY Bay, Calgary T3M 0Y2

MLS® #: **A2168830** Area: **Mahogany** Listing Date: **09/27/24** List Price: **\$2,300,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **8,266 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,287**
 Low Sqft:
 Ttl Sqft: **3,287**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Close to Clubhouse,Cul-De-Sac,Lake,No Neighbours Behind,Landscaped,Underground Sprinklers,Views,Waterfront**

Park Feat:

Concrete Driveway,Front Drive,Heated Garage,Insulated,Oversized,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Dock,Lighting**

Construction: **Brick,Composite Siding,Stucco,Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Beamed Ceilings,Built-in Features,Central Vacuum,Closet Organizers,Dry Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Recreation Facilities,Skylight(s),Soaking Tub,Stone Counters,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`11" x 12`9"	Kitchen	Main	12`9" x 20`3"
Dining Room	Main	12`11" x 13`11"	Living Room	Main	16`1" x 16`11"
Other	Main	5`6" x 11`0"	Office	Main	7`11" x 11`9"
Mud Room	Main	6`7" x 7`8"	Laundry	Upper	7`5" x 7`11"
Bonus Room	Upper	13`11" x 15`0"	Bedroom - Primary	Upper	12`11" x 14`11"

Bedroom
Media Room
Other
2pc Bathroom
5pc Ensuite bath

Upper
Basement
Basement
Main
Upper

10`10" x 11`11"
17`0" x 24`0"
10`6" x 17`3"
5`7" x 6`7"
11`11" x 14`6"

Bedroom
Exercise Room
Furnace/Utility Room
4pc Bathroom
3pc Bathroom

Upper
Basement
Basement
Upper
Basement

10`1" x 13`2"
8`10" x 13`3"
17`7" x 18`9"
5`4" x 8`10"
7`6" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **1211260**

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this rare opportunity to own a breathtaking architectural masterpiece built by renowned Calbridge Homes on Calgary's largest lake community. This former lottery home was professionally designed and furnished not just to meet the needs of the modern family but to provide an absolutely elevated quality of life. This home is spacious, timeless, and unique. Be welcomed by stepping into the grand entryway that leads into the stunning open kitchen, living room and formal dining area. Expansive south facing windows and large partially covered deck provide the picturesque lakefront views. The kitchen with custom crafted cabinetry, upgraded stone countertops and top of the line appliances comes with an additional butlers pantry with wine storage and additional full secondary pantry. From family gatherings to all out events, entertaining of all kinds is a breeze. The main floor also offers an elevated office space, half bathroom and a large functional mudroom located off one of the 2 attached garages. The upper level continues to impress with a unique breezeway looking down into the kitchen and several skylights making it bright and welcoming. The luxurious primary suite is spectacular with a wall of windows, private sundeck the spectacular views of the lake and mountains. The ensuite bathroom offers a freestanding soaker tub, separate vanities, and large steam shower. The upper level consists of an additional 2 bedrooms with walk in closets, full bathroom, large laundry room with sink and storage and large bonus room that was originally planned to be a 4th bedroom. In the beautiful walkout lower level you will find a well-appointed theatre room featuring tiered cinema-style seating and even fresh popcorn from the popcorn machine! There is a full bathroom, wet-room to house all your water sports equipment and a fitness studio. A recent upgrade was made adding a solar panel system making the home even more energy efficient and utility bills significantly lower. Outside you will find exceptional outdoor areas throughout the property, but of course being lakeside with your own private dock is the true draw. Right across from Mahogany Island, this location is as exclusive as you can get. Imagine being able to swim, fish, skate, kayak, and paddle board right from your own backyard. Beautiful views of the water will have you feeling like you are on vacation every day. This home is the epitome of move-in readiness as the furniture, carefully chosen for this home, is included. Luxury only begins to describe the life you can have here.**

Inclusions:
Property Listed By: **N/A**
Real Broker

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