



THE
A-TEAM

**RE/MAX
FIRST**

55 MAHOGANY Rise, Calgary T3M 0X6

MLS®#: **A2169002** Area: **Mahogany** Listing **09/26/24** List Price: **\$824,900**
 Status: **Active** County: **Calgary** Change: **-\$24k, 24-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2010** Abv Sqft: **2,549**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,133 sqft** Ttl Sqft: **2,549**
 Lot Shape:

DOM

32
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Underground Sprinklers, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco, Vinyl Siding, Wood Frame**
 Heating: **High Efficiency, In Floor, Fireplace(s), Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate, Linoleum**
 Sewer: Ext Feat: **BBQ gas line, Storage** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Convection Oven, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Conditioner, Water Softener, Window Coverings**
 Int Feat: **Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`0" x 12`0"	Dining Room	Main	13`0" x 11`0"
Living Room	Main	16`0" x 13`0"	Den	Main	10`0" x 9`6"
Laundry	Upper	9`0" x 5`6"	Flex Space	Basement	16`6" x 9`0"
Game Room	Basement	23`0" x 16`6"	Bedroom - Primary	Upper	16`6" x 13`0"
Bedroom	Upper	12`4" x 11`6"	Bedroom	Upper	11`4" x 10`0"
Bedroom	Upper	11`6" x 10`0"	Bedroom	Basement	14`6" x 13`0"

2pc Bathroom
4pc Bathroom

Main
Upper

5`0" x 4`6"
10`0" x 5`0"

4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Basement
Upper

9`0" x 5`0"
11`6" x 9`6"

Title:
Fee Simple
Legal Desc:

1014102

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to your dream family home in the sought-after Mahogany community, where luxury living meets family-friendly comfort! Just a block and a half from the shimmering lake and directly across from a playground, this location is perfect for families looking for both adventure and convenience. Step inside and be captivated by soaring vaulted ceilings, expansive sunshine windows, and a stunning floor-to-ceiling fireplace that creates a bright, welcoming space for family gatherings. The open concept main floor is ideal for entertaining guests and hosting family dinners, with plenty of room for everyone to relax and enjoy. Built-in speakers provide a full surround-sound experience, while rough-ins for additional audio and air conditioning let you customize this home even further. Upstairs, discover a private master retreat featuring huge walk-in closet, and a spa-like ensuite with a soaker tub and double vanities. Three additional bedrooms and a large, vaulted family room ensure everyone has a place to call their own. The fully finished basement, with its nine-foot ceilings and oversized sunshine windows, offers endless possibilities for a game room, home theater, or extra guest space, including a huge fifth bedroom and full bath. Outside, a large, brand new deck and fenced backyard create the perfect spot for barbecues and outdoor fun. Nestled in a vibrant community, you'll enjoy year-round lake activities, nearby parks, shopping, and top-tier schools, making this home a true gem. Don't miss your chance to create lifelong memories in this exceptional family retreat!

Inclusions:
Property Listed By:

n/a
Charles

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











