



THE
A-TEAM

**RE/MAX
FIRST**

534 MAHOGANY Manor, Calgary T3M 0Y3

MLS® #: **A2169544**

Area: **Mahogany**

Listing Date: **10/12/24**

List Price: **\$1,024,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Finished Floor Area
Abv Sqft: **2,924**
Low Sqft:
Ttl Sqft: **2,924**

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,833 sqft**
Lot Shape:

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

Access:

Lot Feat: **City Lot,Close to Clubhouse,Garden,Interior Lot,No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot**

Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas,Zoned**
Sewer: **Public Sewer**
Ext Feat: **Balcony,BBQ gas line,Garden,Rain Barrel/Cistern(s),Storage**

Construction: **Cement Fiber Board,Concrete,Manufactured Floor Joist,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Cork,Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Humidifier,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wired for**

Data,Wired for Sound

Utilities:

Cable Available,DSL Available,Electricity Available,Fiber Optics Available,Garbage Collection,High Speed Internet Available,Sewer Available,Water Available

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`0" x 11`0"	Living Room	Main	13`0" x 15`8"
Dining Room	Main	12`6" x 14`1"	Kitchen	Main	13`5" x 14`4"
Den	Main	7`0" x 13`10"	Pantry	Main	5`10" x 9`10"
Mud Room	Main	8`0" x 8`1"	Bedroom - Primary	Second	13`0" x 16`4"
Flex Space	Second	7`10" x 10`2"	Bedroom	Second	11`0" x 13`0"
Bedroom	Second	12`0" x 12`0"	Bonus Room	Second	16`0" x 19`4"
Laundry	Second	9`0" x 9`8"	Family Room	Basement	13`2" x 17`7"
Bedroom	Basement	11`5" x 16`5"	Furnace/Utility Room	Basement	14`0" x 17`0"
Storage	Basement	5`8" x 10`2"	2pc Bathroom	Main	5`0" x 7`0"
5pc Ensuite bath	Second	8`4" x 15`7"	4pc Bathroom	Second	6`0" x 9`1"
4pc Bathroom	Basement	8`0" x 9`7"			

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1310158

Zoning:

R-G

Remarks

Pub Rmks:

OPEN HOUSE SAT 12-5 - see 3D Tour. Exquisite 4 bedroom, 3.5 bathroom Calbridge Custom Estate Home boasts over 4082 sf of usable space with a beautiful arts and crafts elevation, maintenance-free acrylic stucco, smartboard, and stone. It is situated across from GREEN SPACE and minutes from the beach club with NO NEIGHBOURS directly behind you! It would make a great MULTIGENERATIONAL home with oversized rooms and storage! It features 4 EXTRA LARGE bedrooms, a den/office FLEX space, and another LIFESTYLE ROOM that could be another bedroom, nursery, or reading room. The HUGE BONUS ROOM (16' x 19') with VAULTED 10 ft ceilings and cork flooring is perfect for watching movies or relaxing. The OVERSIZED HEATED/FINISHED GARAGE with 220 Volt - 15 amp service, a cold water tap, and an air cleaning system is excellent for a workshop area. As you walk up the extra wide driveway and sidewalk to the covered front porch, you are met with a 10 ft fibreglass door that opens into a grand foyer with oversized tile and tons of room and storage space in your 8-foot front closet. The open-concept floor plan is stunning with 7' doors throughout the home and AKADIA BRAZILIAN WALNUT HARDWOOD FLOORS that flow into the great room with its cantilevered fireplace and adjacent dining area. A practical flex office/den is off the dining area with built-in cabinetry and a French pocket door. This home perfectly blends luxury and practicality, from built-in speakers and extra cabinetry to stainless steel appliances with a gas convection range. The stunning Bianco Antico thick GRANITE is in the kitchen, and it has a custom island with a pull-down tap, deep sinks, and pot drawers. To the side is the BUTLER'S PANTRY with more cabinets and the large food pantry. As you head up the EXTRA WIDE STAIRCASE with spindles, the LARGE primary bedroom has a separate lifestyle room with French pocket doors to suit all your needs. The primary ensuite has a SOAKER TUB and dual sinks with granite countertops. Upstairs is the convenient laundry room with tons of shelving and storage space, two other well-appointed bedrooms (all with large walk-in closets), and a 3-piece main bathroom. Plus, upstairs, EXTRA SOUND INSULATION has been built into the rooms to ensure your peace and quietness. At the same time, extra insulation in the basement helps with heat efficiency, cork flooring, and another 3-piece bathroom with HEATED TILE, cold room, living room, and HUGE fourth bedroom. Even the mechanical room is oversized and practical with a TANKLESS HOT WATER TANK, HIGH-EFFICIENCY ZONED FURNACE, humidifier, KINETICO soft water system, and tons of shelving for extra space. Outside, you will find TRIPLE-GLAZED DOUBLE LOW-E windows and a more secure STORAGE under the patio dura deck (extended cement pad) with a BBQ line and aluminum railing. There is even a 10'x10' EXTERIOR SHED complete with a window and electricity! The fenced yard has raised vegetable garden beds, and you are within walking distance of the beach!

Inclusions:

Exterior Shed and Rain Barrel

Property Listed By:

CiR Realty

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











