



THE
A-TEAM

**RE/MAX
FIRST**

580 MARINE Drive, Calgary T3M 2Z6

MLS®#: **A2170023**

Area: **Mahogany**

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

List Price: **\$2,740,000**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 04-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **7,976 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,294**

Low Sqft:

Ttl Sqft: **4,294**

DOM

112

Layout

Beds: **5 (4 1)**

Baths: **5.5 (5 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Lake,Landscaped,Private**

Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Barbecue,Dock,Fire Pit,Outdoor Shower**

Construction:

Concrete,Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Bar,Beamed Ceilings,Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open

Floorplan,Pantry,Storage,Vaulted Ceiling(s),Wet Bar,Wired for Sound

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	16`4" x 42`9"
Kitchen	Main	15`3" x 28`0"
Dining Room	Main	12`9" x 16`1"
Pantry	Main	7`8" x 8`8"
5pc Ensuite bath	Upper	
Laundry	Upper	7`11" x 8`11"

Room	Level	Dimensions
Family Room	Main	12`9" x 15`9"
Den	Main	11`11" x 12`7"
2pc Bathroom	Main	
Spice Kitchen	Main	11`9" x 23`8"
Bedroom - Primary	Upper	12`11" x 17`4"
4pc Ensuite bath	Upper	

4pc Ensuite bath Upper
Bedroom Upper 11`6" x 12`4"
Bedroom Upper 12`0" x 12`1"
Game Room Upper 12`0" x 14`2"
Bedroom Lower 15`4" x 13`5"
Family Room Lower 19`9" x 25`3"
Wine Cellar Lower 6`0" x 11`5"

Legal/Tax/Financial

4pc Ensuite bath Upper
Bedroom Upper 11`6" x 12`5"
Bonus Room Upper 34`5" x 24`8"
4pc Bathroom Lower
Dining Room Lower 11`6" x 11`9"
Flex Space Lower 12`4" x 18`6"
Conservatory Lower 16`7" x 23`9"

Title: **Fee Simple**
 Legal Desc: **1911153**
 Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to La Chantale by Baywood Estate Homes: A Masterpiece of Luxury and Elegance! Nestled against the serene backdrop of Mahogany Lake, this exquisite residence offers unparalleled living at its finest. Bathed in natural light, every level of this home features soaring ceilings and an open-concept design that enhances the spaciousness and flow. The upper floor is a haven of comfort, boasting four generously sized bedrooms, including a lavish master suite, each equipped with walk-in closets and private ensuite bathrooms. Additionally, a versatile bonus room and a cozy recreation area provide ample space for relaxation and entertainment. On the main floor, the heart of the home awaits: a gourmet kitchen perfect for culinary enthusiasts, complemented by a grand great room with impressive 16-foot ceilings. The expansive dining room, with convenient access to a wine cellar, sets the stage for unforgettable gatherings. Enjoy tranquil moments in the family room that opens to a stunning balcony overlooking the lake, perfect for soaking in the views. The thoughtfully designed den and convenient half bathroom, along with a dedicated spice kitchen, add to the home's allure. Descend to the lower level, where you'll discover a cozy bedroom, full bathroom, dining area, wet bar, and a spacious family room, ideal for movie nights in the theater room. Step outside to your private oasis—an enchanting backyard right on the lake, featuring a relaxing hot tub, outdoor shower, fire pit, and BBQ station, perfect for alfresco entertaining. With over 6,000 square feet of luxurious living space, heated basement and garage floors, and meticulous attention to detail throughout, La Chantale is a dream come true. Don't miss your chance to experience this stunning property—check out the virtual tour today!**

Inclusions: **Spice kitchen: Gas stove, fridge, dishwasher, microwave. Basement: Dishwasher, bar fridge. Hot tub, fire pit, outdoor BBQ, All TV wall mounts**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













