



THE
A-TEAM

**RE/MAX
FIRST**

151 MASTERS Link, Calgary T3M2N1

MLS®#: **A2170997**

Area: **Mahogany**

Listing Date: **10/04/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **2,755 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,801**
Low Sqft:
Ttl Sqft: **1,801**

DOM

60
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Pantry	Main	5`10" x 4`6"	Living Room	Main	14`10" x 13`1"
Kitchen	Main	12`8" x 9`9"	Dining Room	Main	12`8" x 7`11"
Mud Room	Main	7`2" x 5`10"	Office	Main	12`11" x 8`9"
2pc Bathroom	Main	5`6" x 5`1"	Entrance	Main	8`0" x 5`11"
Bedroom	Second	13`5" x 9`2"	4pc Bathroom	Second	9`1" x 4`11"
Bedroom - Primary	Second	13`1" x 12`11"	Walk-In Closet	Second	8`9" x 5`7"
4pc Ensuite bath	Second	10`11" x 9`2"	Bedroom	Second	10`8" x 9`5"

Laundry
Bedroom
Family Room
Bedroom

Second
Basement
Basement
Basement

5`11" x 5`5"
11`9" x 10`0"
14`3" x 10`0"
12`10" x 11`9"

Walk-In Closet
Kitchenette
3pc Bathroom
Other

Basement
Basement
Basement
Basement

5`9" x 4`0"
14`3" x 5`8"
7`8" x 5`0"
18`11" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611565

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to your fully loaded and luxury dream home,Lake Living in Mahogany offers evenings and weekends at the beach! Welcome home into this beautiful 2 Storey with 5 bedrooms and detached two car garage! Lovely laminate floors carry you throughout the main level which includes a front office, living room, dining area and kitchen which offers an abundance of storage space, breakfast bar, pantry, stainless steel appliances (gas stove!), subway tile and quartz countertops. Main level also includes a 2pc bath and a mud room which gives access to the backyard which offers low maintenance landscaping, a concrete patio and the detached 2 car garage. Upstairs offers the primary suite with plenty of room for a king as well as a 4pc ensuite and walk-in closet. Another 4pc bath, 2 more good sized bedrooms and laundry complete the upper level. Basement is new fully development. This home is perfectly situated near the Main Beach Club and future amenities! Living in Mahogany means a lifestyle of swimming, fishing, kayaking, tennis in summer months at 2 beach locations in the community...Winter skating makes this a wonderful year round lake community ~ you do not want miss this .

Inclusions:
Property Listed By:

**N/A
Homecare Realty Ltd.**

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













