



THE
A-TEAM

**RE/MAX
FIRST**

11 MAHOGANY Cape, Calgary T3M 2L6

MLS®#: **A2172652** Area: **Mahogany** Listing **10/11/24** List Price: **\$1,299,900**
Status: **Active** County: **Calgary** Change: **-\$1,298,600k, 11-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **2018** Abv Sqft: **2,717**
Lot Information Low Sqft:
Lot Sz Ar: **4,596 sqft** Ttl Sqft: **2,717**
Lot Shape:

DOM

7
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	10`2" x 6`4"
Living Room	Main	14`9" x 15`9"
Kitchen	Main	11`4" x 15`4"
2pc Bathroom	Main	4`11" x 4`10"
Family Room	Upper	17`11" x 21`2"
Bedroom	Upper	13`2" x 10`4"
4pc Bathroom	Upper	4`11" x 10`3"

Room	Level	Dimensions
Office	Main	10`1" x 11`1"
Dining Room	Main	9`5" x 15`4"
Spice Kitchen	Main	7`9" x 5`4"
Mud Room	Main	9`2" x 10`1"
Bedroom - Primary	Upper	15`1" x 16`4"
Bedroom	Upper	10`7" x 14`7"
5pc Ensuite bath	Upper	12`10" x 14`7"

Laundry
Game Room
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

9`6" x 5`9"
23`2" x 21`10"
19`9" x 10`1"
13`10" x 9`4"

Kitchen
3pc Bathroom
4pc Ensuite bath

Basement
Basement
Basement

13`0" x 7`7"
4`10" x 9`4"
5`0" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712255

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning Morrison-built estate home, located in the coveted lake community of Mahogany! Designed with exceptional care and thoughtful upgrades throughout, this home truly exemplifies luxury living. Step inside to discover an airy, spacious layout, enhanced by soaring ceilings and premium finishes. The Chef's Kitchen is a culinary dream, complemented by a second butler kitchen with a walk-in pantry—perfect for keeping the main space pristine while preparing elaborate meals with ease. The expansive primary bedroom offers a serene retreat, featuring impressive vaulted ceilings and a spa-like ensuite with top-tier finishes, including ambient undermount lighting. A generously sized walk-in closet ensures ample storage for your wardrobe needs. Two well-appointed secondary bedrooms provide comfort and privacy for family or guests, while a vaulted bonus room adds grandeur and flexible living space to the second floor. Practicality meets elegance with custom Hunter Douglas window coverings, a Level 2 EV charger in the garage, and maintenance-free landscaping in both the front and back yards. The backyard is a peaceful oasis, designed for minimal upkeep with artificial turf and a tranquil waterfall feature. For adventurers, there is RV parking to accommodate your lifestyle. The fully developed, legal basement suite is a standout feature, including a private entrance, one bedroom, two full bathrooms (one with a smart toilet), and a dedicated furnace and ventilation system—perfect for rental income or hosting extended family. The garage is equipped with gas and electric rough-ins for heating, along with hot and cold water hookups, ready for any future utility needs. Located just a short walk from your private dock and all the amenities that Mahogany has to offer, this home effortlessly blends luxury, functionality, and convenience. Don't miss your chance to make this dream home yours—schedule your private showing today!

Inclusions:
Property Listed By:

Spice Kitchen: Gas Cooktop, Range Hood Fan Basement Suite: Washer/Dryer, Microwave Hoodfan, Refrigerator, Electric Range
Real Broker

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













