



THE
A-TEAM

**RE/MAX
FIRST**

647 MAHOGANY Boulevard, Calgary T2B 2L2

MLS® #: **A2174448**

Area: **Mahogany**

Listing Date: **11/05/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,167

Year Built:

2014

Low Sqft:

Ttl Sqft:

1,167

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

DOM

17

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Back Yard,Lawn,Garden

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Kitchen Island,Open Floorplan,Recessed Lighting

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`6" x 9`11"	Dining Room	Main	12`7" x 6`5"
Living Room	Main	14`11" x 12`2"	2pc Bathroom	Main	5`6" x 4`11"
Bedroom - Primary	Upper	13`0" x 11`1"	Bedroom	Upper	11`8" x 11`5"
4pc Ensuite bath	Upper	9`1" x 4`11"	3pc Bathroom	Upper	6`10" x 8`11"
Game Room	Basement	18`3" x 17`5"	Bedroom	Basement	10`4" x 9`6"
3pc Bathroom	Basement	7`3" x 4`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1411415

Remarks

Pub Rmks:

Welcome to this stylish duplex in the heart of Mahogany, where comfort meets community charm! Step inside to discover a bright and open floor plan featuring a welcoming living room, a chic kitchen with elegant dark cabinetry, upgraded granite countertops, and sleek stainless steel appliances. The spacious dining area is illuminated by large windows that fill the room with natural light. The main floor showcases rich hardwood floors, and just off the dining area, you will find a large deck leading to a fully fenced backyard—perfect for outdoor gatherings. The oversized double detached garage offers ample space, complete with a workbench and storage shelves. A convenient 2-piece bathroom completes the main level. Head upstairs to find two primary bedrooms, each with plush carpeting and its own walk-in closet. One primary bedroom features a private 3-piece ensuite, while the other has a 4-piece bathroom, allowing for flexibility and privacy. The fully finished basement is a versatile space, featuring a cozy fireplace, an additional living room, a third bedroom, and a 3-piece bathroom—ideal for guests, a home office, or extra entertainment space. The basement also includes a dedicated laundry area with upgraded washer and dryer for added convenience. Living in Mahogany offers a unique lifestyle centered around the lake, with year-round access to two beautiful beaches for swimming, picnics, and water activities. The exclusive Mahogany Beach Club serves as a community hub, hosting events, classes, and seasonal activities that bring neighbors together. You will also enjoy easy access to scenic wetlands and extensive pathways for walking, biking, and immersing in nature right outside your door. Mahogany's community amenities are unparalleled, with nearby schools, a variety of restaurants, cafes, and shops just minutes away. The vibrant Westman Village offers even more dining, entertainment, and wellness options, making Mahogany a complete destination where convenience meets leisure. With its lake lifestyle, close-knit community feel, and fantastic amenities, Mahogany is truly a place to call home. Book your viewing today!

Inclusions:
Property Listed By:

**TV Wall Mount, Garage Shelving, Garage Work Bench.
RE/MAX Realty Professionals**

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











