

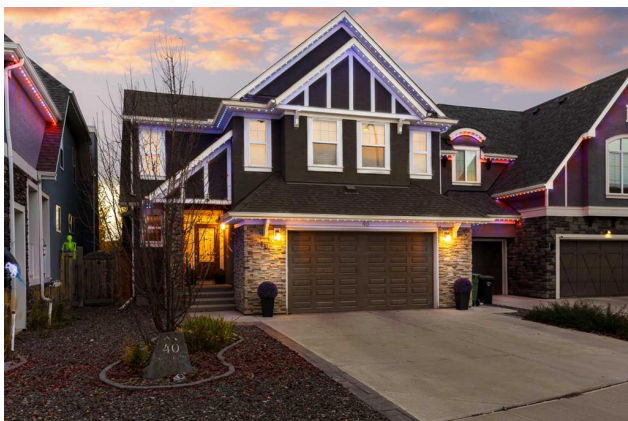


THE
A-TEAM

**RE/MAX
FIRST**

40 MASTERS Landing, Calgary T3M 2B2

MLS®#: **A2174454** Area: **Mahogany** Listing **11/01/24** List Price: **\$1,625,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$15k, 29-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **5,414 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,018**
 Low Sqft:
 Ttl Sqft: **3,018**

DOM

32
Layout
 Beds: **5 (4 1)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Beach,Lake,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Open Lot,Private,Treed,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Awning(s),Lighting,Private Yard,Rain Gutters**

Construction: **Mixed,Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Central Vacuum,Chandelier,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`9" x 6`0"
Dining Room	Main	16`0" x 10`4"
Kitchen	Main	16`0" x 10`1"
Mud Room	Main	7`9" x 6`10"
4pc Bathroom	Second	10`8" x 5`0"
Bedroom	Main	11`4" x 14`5"

Room	Level	Dimensions
Dining Room	Main	12`1" x 13`6"
Foyer	Main	6`9" x 11`11"
Living Room	Main	17`1" x 14`4"
Bedroom	Main	12`3" x 11`8"
5pc Ensuite bath	Second	12`0" x 12`0"
Bedroom	Second	12`2" x 14`5"

Family Room	Second	16`3" x 13`7"	Laundry	Second	7`10" x 7`10"
Bedroom - Primary	Second	16`1" x 15`4"	Walk-In Closet	Second	12`0" x 8`4"
4pc Bathroom	Basement	5`0" x 7`10"	Other	Basement	14`6" x 14`7"
Bedroom	Basement	14`8" x 13`8"	Game Room	Basement	16`8" x 14`1"
Storage	Basement	10`4" x 5`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1410860**

Remarks

Pub Rmks: **Welcome to an extraordinary home in the highly sought-after Mahogany SE neighborhood, where spaciousness meets stunning beauty. This two-storey residence features five bedrooms and four bathrooms, offering over 4,300 sq. ft. of thoughtfully designed living space—all backing onto the picturesque Mahogany Lake. As you approach, you'll notice the expansive double driveway leading to a generously sized, east-facing double-attached garage, capable of accommodating up to four vehicles. Upon entering, you're welcomed by an open floor plan illuminated by soaring ceilings and massive windows that flood the space with natural light. The main floor features a harmonious blend of tile and wide-plank hardwood flooring. To your left, the formal dining room is perfect for hosting gatherings, while the adjacent living room boasts a breathtaking vaulted, beamed ceiling and a striking gas fireplace surrounded by stone that reaches the ceiling. The large windows provide an unobstructed view of the lake, allowing you to enjoy the changing seasons from the comfort of your home. The kitchen is a chef's dream, filled with natural light and featuring gleaming granite countertops and warm cabinetry. Equipped with a spacious island, gas cooktop, stainless steel appliances—including a new dishwasher and built-in oven, it's designed for culinary enthusiasts. The freshly painted interior enhances the kitchen's inviting ambiance. Entertain in style on the covered patio, accessed through the dining nook, where a newly painted fence ensures added privacy. An additional room on this level can serve as a home office or guest bedroom, complemented by a convenient 3-piece bath and mudroom. Upstairs, the carpeted second floor is awash in natural light. A versatile bonus room at the top of the stairs can function as a play area or family room, open to the living room below. The primary bedroom is a private retreat, featuring a luxurious 5-piece walk-through ensuite with a jetted soaker tub, double sinks, and a spacious walk-in closet. Two additional bedrooms with ample closet space share a well-appointed 4-piece bath. A laundry room with a sink and shelving adds convenience to this level. The fully developed basement boasts new flooring, a wet bar, a bar fridge, a microwave, a dedicated theater room (complete with equipment and screen), an additional bedroom, and a 4-piece bathroom. Step outside to the west-facing backyard, a serene oasis with a stamped concrete patio, low-maintenance landscaping enhanced by fake grass and white rock in the flower beds, and easy access to green spaces leading directly to the lake. This lovely home also features recently painted front and back doors, adding to its curb appeal and modern aesthetic. Ideally located near Stoney and Deerfoot Trails, shopping, schools, and the Mahogany Beach Club, this meticulously cared-for home is filled with upgrades and modern conveniences. Don't miss out—schedule your viewing today!**

Inclusions: **None**
 Property Listed By: **Comox Realty**

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



