



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**76 MAHOGANY Manor, Calgary T3M 0Y1**

MLS® #: **A2174753** Area: **Mahogany** Listing Date: **10/22/24** List Price: **\$1,039,900**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2011**  
Lot Information  
Lot Sz Ar: **4,359 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,823**  
Low Sqft:  
Ttl Sqft: **2,823**

DOM

**30**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Concrete,Stucco**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
**Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**  
**Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 5`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`1" x 15`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`6" x 6`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 13`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 13`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>6`5" x 7`3"</b>
<b>Den</b>	<b>Main</b>	<b>9`5" x 9`1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>6`5" x 10`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>13`9" x 14`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 14`4"</b>

Bedroom  
Bonus Room  
Bedroom - Primary  
Bedroom  
Game Room

Second  
Second  
Second  
Basement  
Basement

10`11" x 14`1"  
14`10" x 14`9"  
14`10" x 16`0"  
9`11" x 10`8"  
17`9" x 23`9"

Bedroom  
Laundry  
4pc Bathroom  
Bedroom

Second  
Second  
Basement  
Basement

10`11" x 11`9"  
11`0" x 7`3"  
8`11" x 5`6"  
9`11" x 10`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1112288**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Open House: November 23: 2:30pm - 4:30 pm. \*Watch the video\* Stunning home with OVER 3900 SQ FT of functional living space. Live the dream in the prestigious "WATERS" of Mahogany just steps away from your PRIVATE ACCESS to the beach. This BEAUTIFUL LUXURIOUS 6 BEDROOMS ESTATE HOME offers a lifestyle like no other. This exceptional Calbridge-built two-storey home sits on a premium playground-facing lot, showcasing unparalleled elegance & comfort. ESTATE AREA | 6 BEDROOMS | 3.5 BATHROOMS | MAIN FLOOR DEN | 4 BED UP + BONUS ROOM | FINISHED BASEMENT | WEST BACKYARD | CENTRAL AC. Upon entering, you'll be greeted by a spacious foyer with an open-to-below staircase. The massive main floor boasts a versatile den, perfect for a home office or an additional bedroom. The chef's dream kitchen features granite countertops, stainless steel appliances, an elegant backsplash, ample counter space, plenty of cabinets, a huge center island with drawers & cabinets, under-cabinet lighting, false ceilings with pot lights, & a corner butler's pantry with built-in cabinets and countertop. The bright and sunny west-facing living room offers a cozy gas fireplace for those chilly winter nights, while the adjacent spacious dining area comfortably accommodates 8-10 seats. Walking upstairs is a treat for all families, as the staircase is beautifully adorned with three windows, filling the area with natural light. You'll find a spacious and airy bonus room, ideal for movie nights and gatherings and 4 BIG BEDROOMS. The master bedroom is a rare gem, featuring 10-foot ceilings and tall windows overlooking the playground. It easily fits a king bed with a seating area. The spa-like ensuite includes dual vanities, a standalone tub, a glass shower, a private toilet, and a massive walk-in closet. Additionally, there are three generously sized bedrooms, each able to fit a queen or king bed, a shared bathroom with private access to the shower, and a large laundry room with a storage closet and counter space. The FULLY FINISHED BASEMENT developed by the builder with 9-foot ceilings, offers a huge rec room, perfect for additional living or entertaining, along with 2 SPACIOUS BEDROOMS and a third full bathroom. The home is fully equipped with an ATTACHED DOUBLE CAR GARAGE, central vacuum, two furnaces and CENTRAL AC to keep you comfortable year-round. Hardwood flooring, BUILT-IN SPEAKERS in the living room & basement rec room, and tiles to the ceilings in all bathrooms with rain glass shower doors add an extra touch of luxury. The backyard is an oasis, featuring a generous-sized deck, full landscaping, an irrigation system, & trees. This home is within walking distance to your private lake access, Main Beach Club, West Beach, exclusive community amenities, Mahogany Public School, Divine Mercy Catholic Elementary, local eateries, high-end restaurants/pubs, grocery stores, cafes, & is just minutes away from the South Health Campus with easy access to Stoney Trail.**

Inclusions:  
Property Listed By:

**Pool table is negotiable  
Diamond Realty & Associates LTD.**

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























