



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**143 MASTERS Square, Calgary T3M 2M6**

MLS®#: **A2175815**

Area: **Mahogany**

Listing Date: **10/31/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,172**

Year Built:

**2017**

Low Sqft:

Ttl Sqft:

**1,172**

Lot Information

Lot Sz Ar:

**2,873 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Rectangular Lot**

**Off Street,Parking Pad**

DOM

**21**

Layout

Beds:

**2 (2 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Brick,Cement Fiber Board,Wood Frame**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

**Bathroom Rough-in,Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 4`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`1" x 9`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 11`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`8" x 11`7"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 10`11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`10" x 7`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 10`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`6" x 12`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`0" x 20`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`5" x 10`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2M**

**1611565**

Remarks

Pub Rmks: **Welcome to this stunning duplex in the highly sought-after community of Mahogany, directly across from the park. The vibrant exterior warmly invites you in, and as you enter, you're welcomed by an open-concept main floor, expertly designed to maximize living space. At the front of the home, the spacious living room features a large window that fills the room with natural light. The kitchen is designed for both style and function, featuring granite countertops, a central island with a breakfast bar, tall cabinetry extending to the ceiling, one set of pot and pan drawers, and sleek stainless steel appliances, including a gas stove. For added convenience, a 2-piece bath and mudroom are thoughtfully positioned at the back of the home. Step outside to the expansive backyard and deck, where you'll find plenty of space for outdoor furniture and a gas BBQ hookup—perfect for enjoying Calgary's warmer months. Upstairs, the second floor features two generously sized bedrooms, each with a large window that fills the space with abundant natural light. The primary suite offers a walk-in closet and a private 3-piece ensuite with a stand-up shower. The second bedroom also includes ample closet space and a 3-piece ensuite with a bathtub, providing flexibility for guests or children to enjoy their own private area. A conveniently located laundry room sits between the two bedrooms. The finished basement offers a spacious rec room, ideal for family gatherings or as a versatile space to meet various needs. The utility room includes high-efficiency furnace and hot water heater, rough-ins for a future bathroom, and the home is also prepped for central vacuum installation. This home is an ideal match for first-time homeowners, professionals, small families, and down-sizers alike. With the park across the street, lake access, convenient shopping, and a variety of dining options nearby, this location provides the perfect balance of convenience and community. Don't miss your chance to make this beautiful home yours!**

Inclusions: **4 White shelves in the basement Rec Room, Wooden storage shelves in the basement**  
Property Listed By: **Real Broker**

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









