



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**229 MAHOGANY Parade, Calgary T3M 2J9**

MLS®#: **A2177108** Area: **Mahogany** Listing Date: **11/07/24** List Price: **\$699,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **3,509 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Zero Lot Line**  
 Park Feat: **Double Garage Detached,Garage Faces Rear,Oversized**

Finished Floor Area

Abv Sqft: **1,972**  
 Low Sqft:  
 Ttl Sqft: **1,972**

DOM

**14**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone**  
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer: Ext Feat: **BBQ gas line** Water Source: Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`5" x 7`3"	Living Room	Main	13`0" x 16`0"
Dining Room	Main	12`5" x 12`7"	Kitchen	Main	9`9" x 16`0"
Flex Space	Main	6`1" x 9`0"	Mud Room	Main	6`0" x 14`1"
Bedroom - Primary	Second	12`3" x 16`0"	Bedroom	Second	10`0" x 10`1"
Bedroom	Second	10`0" x 10`0"	Bonus Room	Second	9`0" x 9`2"
Laundry	Second	6`1" x 8`1"	2pc Bathroom	Main	5`0" x 5`9"
4pc Ensuite bath	Second	9`7" x 11`2"	4pc Bathroom	Second	4`11" x 8`9"

Title: **Fee Simple**  
Legal Desc: **1510478**

Zoning: **R-G**

Remarks

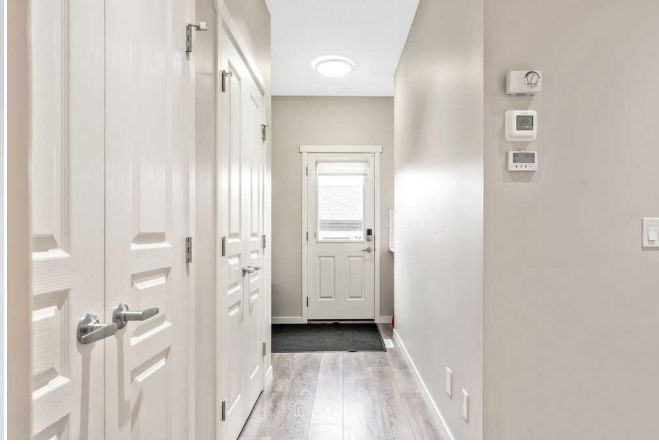
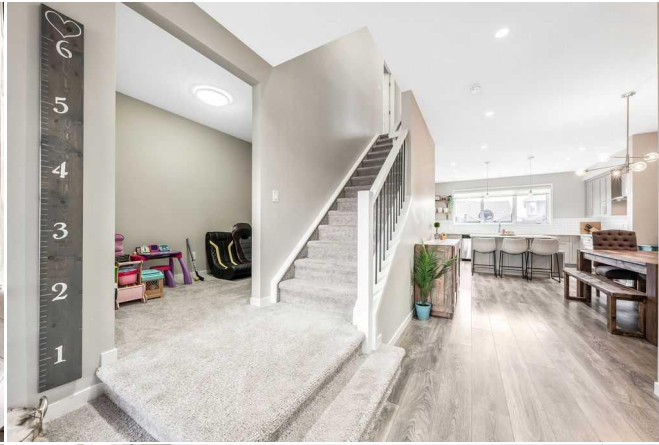
Pub Rmks: **Welcome to your new family home in Mahogany, one of Calgary's most desirable lake communities. This spacious 3-bedroom, 2.5-bath detached home, complete with a double detached garage, offers nearly 2,000 square feet of comfortable living space, ideal for families looking to settle down. As you enter, you are greeted by a large foyer that leads into an inviting living room, perfect for family gatherings and entertaining friends. Adjacent to the living area, the generous dining space is designed for memorable meals together. The gourmet kitchen is the highlight of the home, featuring an abundance of counter space and storage, beautiful cabinetry and upgraded hood fan over the gas range; making it a chef's dream. A convenient ½ bath on the main floor adds practicality for family life, while the pass-through at the back door, which also serves as a mudroom area, is perfect for easily transferring grocery bags or BBQ supplies. Upstairs, you will find a master bedroom that serves as a true sanctuary, complete with an ensuite featuring double sinks, a full-sized tiled shower, and a spacious walk-in closet. Two additional bedrooms provide plenty of room for kids, ensuring everyone has their own space. The upper level also features another full bath for added convenience. Plus, there is a bonus room, ideal for a TV room or play area where the kids can unwind after school. On the main level, another versatile flex room awaits, perfect for a home office or a study area for homework. The home also includes an unfinished basement with a rough-in for a bathroom, offering opportunities for customization and additional living space as your family grows. Step outside to enjoy your back deck, perfect for summer barbecues and family gatherings, and a landscaped yard, big enough for a trampoline. Living in Mahogany means your family has access to Calgary's largest freshwater lake, where you can spend weekends swimming, paddle-boarding, or enjoying sandy beaches. The community is known for its parks, over 74 acres of natural wetlands, and an extensive network of walking and biking trails—great for outdoor adventures and family outings. This home is located within walking distance to the Lake and Spider Park. Convenience is just around the corner with Mahogany Village Market, featuring shops, dining options, and essential services, making family life easy and enjoyable. You'll appreciate quick access to major roadways, such as 52nd St. and Stoney Trail. Transit stops and schools are close by, ensuring an easy routine for your busy family. This home offers a unique living experience that is perfect for families looking for a friendly and active community. Come see this wonderful family home today and discover the lifestyle that awaits you in Mahogany!**

Inclusions: **Curtains & Rods, 2 wall shelves in Kitchen, TV wall mount in Primary Bedroom.**  
Property Listed By: **CIR Realty**

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



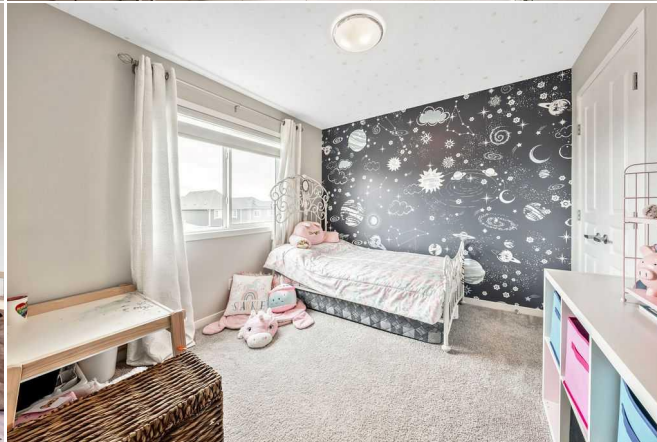








GROSS AREA 229 Mahogany Parade SE - Calgary  
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 TOTAL: 1972 SqFt







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