



THE
A-TEAM

**RE/MAX
FIRST**

597 MASTERS Road, Calgary T3M 2W3

MLS®#: **A2177399**

Area: **Mahogany**

Listing Date: **01/10/25**

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: **2019**

Lot Information

Lot Sz Ar: **3,670 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,756**

Low Sqft:

Ttl Sqft: **1,756**

DOM

22

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Private**
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

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

Title: **Fee Simple**
Zoning: **R-G**
Legal Desc: **1811915**

Remarks

Pub Rmks: **This meticulously maintained family home on a coveted corner lot in Mahogany offers 1,750 sq. ft. of living space, highlighted by a rare 27'6" x 23'0" oversized garage. Expansive windows fill the living room, dining area, and gourmet kitchen with natural light. The kitchen stands out with its upgraded cabinetry, quartz countertops, high-end appliances, and a spacious breakfast bar. The main floor also features a large mudroom with custom built-in lockers and a convenient home office. Upstairs, the primary suite includes a spacious ensuite and custom walk-in closet, while the second floor is completed by a cozy bonus/theater room, two additional bedrooms, a 4-piece bathroom, and a functional laundry area with custom shelving. Additional highlights include central air conditioning, a low-maintenance yard, and a private south-facing backyard, perfect for entertaining. Located in Mahogany, one of Calgary's premier lake communities, this home offers a blend of modern comfort, natural beauty, and vibrant community living. With convenient access to Deerfoot Trail, Stoney Trail, and the nearby South Health Campus, this home is perfect for families or professionals. Don't miss the chance to see this incredible property—call today to schedule a private viewing!**

Inclusions: **N/A**
Property Listed By: **Engel & Völkers Calgary**

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









