



THE
A-TEAM

**RE/MAX
FIRST**

52 MAHOGANY Heath, Calgary T3M0T1

MLS®#: **A2177846**

Area: **Mahogany**

Listing Date: **11/07/24**

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **4,133 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,293**
Low Sqft:
Ttl Sqft: **2,293**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Landscaped**
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

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

Construction: **Silent Floor Joists,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`3" x 2`10"	Dining Room	Main	13`0" x 10`3"
Kitchen	Main	12`6" x 14`8"	Living Room	Main	12`0" x 14`6"
Mud Room	Main	12`9" x 6`4"	Office	Main	7`6" x 6`0"
4pc Bathroom	Second	8`6" x 8`7"	5pc Ensuite bath	Second	6`11" x 20`5"
Bedroom	Second	12`4" x 10`7"	Family Room	Second	13`5" x 15`0"
Laundry	Second	5`8" x 5`10"	Bedroom - Primary	Second	15`0" x 21`2"

Walk-In Closet
Bedroom
Bedroom
Furnace/Utility Room

Second
Second
Basement
Lower

5`8" x 8`0"
16`4" x 11`11"
12`4" x 10`4"
13`10" x 8`3"

Walk-In Closet
4pc Bathroom
Game Room

Second
Basement
Basement

6`0" x 3`0"
12`3" x 8`9"
23`10" x 19`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0912002

Zoning:
R-G

Remarks

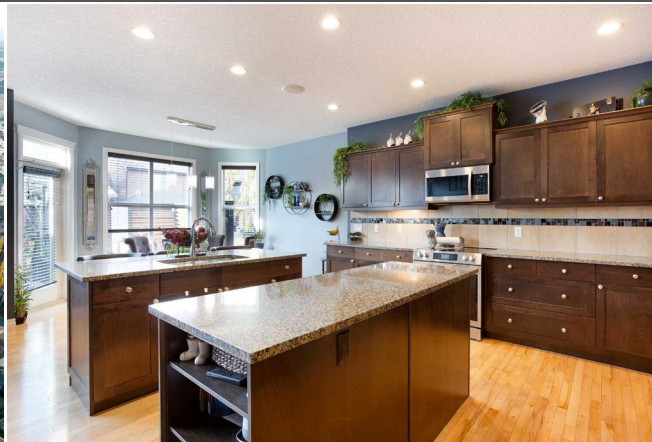
Pub Rmks:

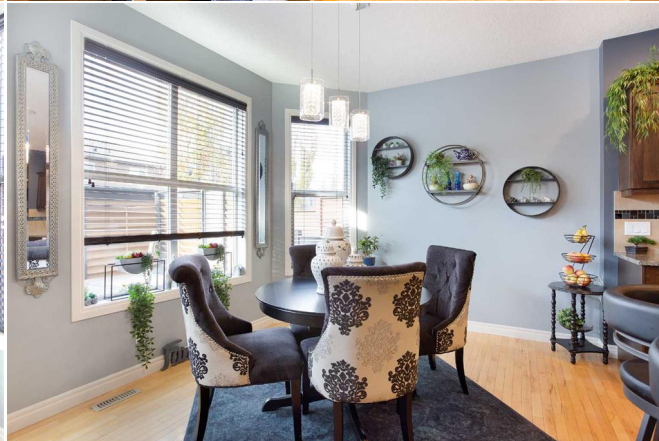
Welcome to the Mahogany Dream Home, a beautiful former show home just one block from Mahogany West Beach. This property offers over 3,100 square feet of beautifully designed living space, providing functionality, convenience, and a private backyard retreat in Calgary's premier lake community. With Mahogany's Plaza and Village just a short walk away, this home is perfectly situated in the community. The open-concept main level has so much to offer, featuring a chef's kitchen with newly upgraded stainless steel appliances, a double island with granite counters, custom cabinetry, and a breakfast bar. A spacious walk-through pantry connects the kitchen to a mudroom for easy organization. The bright dining area, with a large bay window, opens directly to the backyard. The great room's two-storey ceilings and two-way stone fireplace add a warm touch, while the freshly painted main floor and upper level, including a den with a private office space, are ideal for a work-from-home lifestyle. Upstairs, the layout is designed for comfort, with a large bonus room furnished with a sectional couch built into the price of the property. The upper level is also wired for data and sound, with speakers on both levels, and offers two additional bedrooms sharing a Jack & Jill bathroom, each with its own vanity, and an impressive primary suite. The primary bedroom features a tray ceiling, built-in dresser, walk-in closet, spa-type ensuite with a glass-enclosed shower and double vanities, and central air conditioning. A conveniently located laundry room completes this level. The finished lower level expands the living space with a large recreation room, including an entertainment area with a TV and shelving system (included), an additional bedroom, and a spa bath with a jetted tub. Outside, the backyard awaits with a sundeck, cozy bio-flame fireplace lounge, a perfectly maintained hot tub, and BBQ patio. Accent lighting and a pull-down projector screen make this a truly unique, relaxing space for friends and family. The double garage is heated, insulated, and finished with epoxy floors and built-in storage, making it both practical and beautiful. Located near the lake and close to all amenities, this stunning Mahogany home offers a truly exceptional lifestyle.

Inclusions:
Property Listed By:

**Leather sectional couch (upper level), tv/mount, shelving system, closet system (lower level).
RE/MAX First**

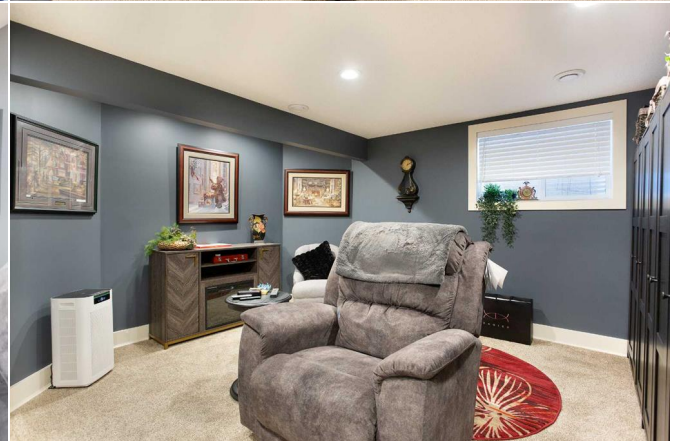
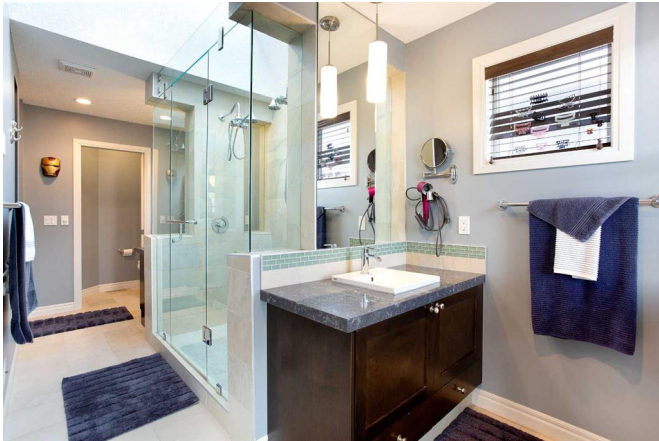
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

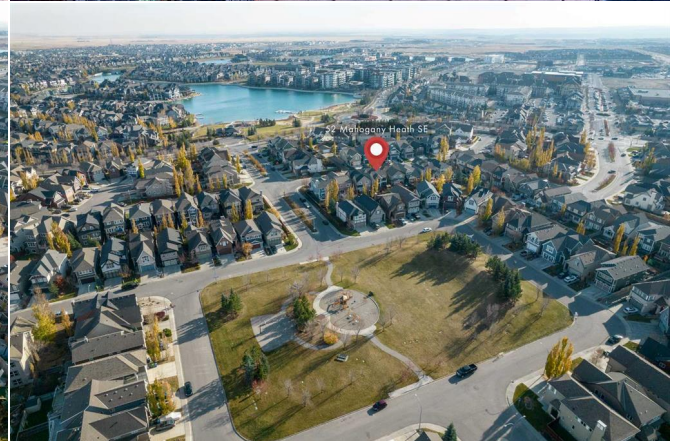












52 Mahogany Heath SE, Calgary, AB

Main Floor Exterior Area 559.20 sq ft
 Interior Area 854.46 sq ft
 Excluded Area 464.08 sq ft



PREPARED: 2024/11/01



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

52 Mahogany Heath SE, Calgary, AB

2nd Floor Exterior Area 1337.75 sq ft
 Interior Area 1238.28 sq ft
 Excluded Area 161.71 sq ft



PREPARED: 2024/11/01



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

52 Mahogany Heath SE, Calgary, AB

Basement (Below Grade) Exterior Area 950.07 sq ft
Interior Area 811.02 sq ft



PREPARED: 2024/11/01



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

