



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 MASTERS Mews, Calgary T3M 2B4**

MLS®#: **A2178524**

Area: **Mahogany**

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

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 29-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,971 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,181**  
Low Sqft:  
Ttl Sqft: **2,181**

DOM

**22**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Stone,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Built-in Features,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`3" x 14`11"
Dining Room	Main	11`11" x 13`0"
2pc Bathroom	Main	7`2" x 2`9"
Bedroom - Primary	Upper	14`0" x 15`1"
Bedroom	Upper	9`8" x 16`0"
4pc Bathroom	Upper	9`5" x 4`11"

Room	Level	Dimensions
Kitchen	Main	11`8" x 13`6"
Office	Main	5`8" x 7`1"
Bonus Room	Upper	11`6" x 14`8"
5pc Ensuite bath	Upper	11`6" x 9`5"
Bedroom	Upper	8`11" x 14`3"
Laundry	Upper	9`5" x 5`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1410953**

Remarks

Pub Rmks:

**Welcome to this meticulously crafted home, spanning just under 2,200 square feet of thoughtfully designed living space. From the moment you step inside, you'll be captivated by the bright and open layout, where style meets functionality. The main floor boasts a central kitchen that is truly the heart of the home. Adorned with extended white cabinetry and contrasting black hardware, the kitchen features stainless steel appliances, quartz countertops, a spacious peninsula island perfect for gatherings, and a striking elongated subway-style slate backsplash. Pot lights and elegant pendant lighting ensure a warm, inviting ambiance, while wide plank white-washed oak flooring flows seamlessly throughout, adding a touch of contemporary charm. For added convenience, a pocket office is smartly positioned next to the kitchen, offering a private workspace that remains connected to the home's vibrant core. Adjacent to the kitchen, the living room is centered around a stunning gas fireplace with a stone surround and TV nook above, flanked by built-in shelving that provides both style and storage. Natural light pours in through the large back window, enhancing the room's welcoming atmosphere but don't worry the central air will keep you cool all summer long. The dining area, thoughtfully expanded by two feet, features dual doors and an expansive window that frames lovely backyard views—ideal for hosting dinners or simply enjoying a morning coffee. Upstairs, comfort meets practicality with cozy carpeting throughout. The central bonus room, perfect for family movie nights, boasts dual entrances flanking a central TV wall. The primary suite is a luxurious retreat with a vaulted ceiling, an oversized walk-in closet, and a spa-like 5-piece ensuite complete with a stand-alone shower, tub surrounded by classic white subway tiles, and a vanity complete with dual sinks. The walk-in laundry room is equipped with built-in cabinetry, counters, and shelving, ensuring laundry day is a breeze. Two generously sized secondary bedrooms have been extended an extra two feet over the garage, providing ample space and comfort for growing families. Elegant wood railings line the staircase, adding an extra touch of sophistication. The unfinished walkout basement offers endless potential, with rough-in plumbing already in place and access to a lower concrete patio and backyard. The home's rear backs onto a paved alley, adding convenience and the possibility of RV parking. This remarkable home is a rare find, blending modern design, functional spaces, and desirable features perfect for today's lifestyle. Mahogany is a vibrant and sought-after community known for its impressive 63-acre freshwater lake and private beaches, providing year-round recreation from swimming and paddleboarding to skating. The neighbourhood features extensive pathways, natural wetlands, schools, shops, restaurants & so much more! When you move to Mahogany you're not just improving your living space, you're improving your lifestyle!**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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













