

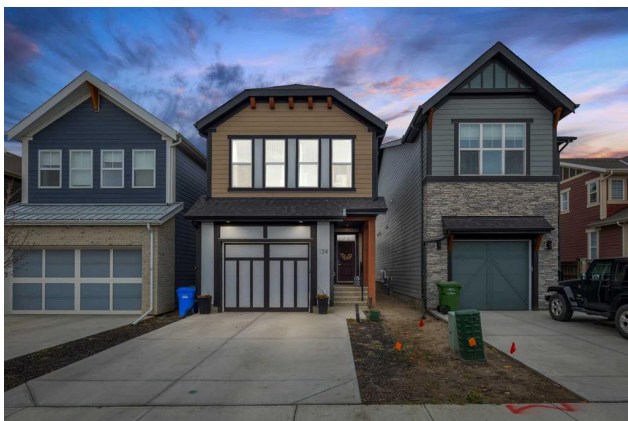


THE
A-TEAM

**RE/MAX
FIRST**

134 MASTERS Row, Calgary T3M 2R9

MLS®#: **A2178978** Area: **Mahogany** Listing Date: **11/15/24** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,917 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,760**
 Low Sqft:
 Ttl Sqft: **1,760**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`1" x 7`9"	Living Room	Main	13`0" x 11`3"
Kitchen	Main	19`3" x 18`10"	Mud Room	Main	7`2" x 7`4"
Entrance	Main	4`10" x 8`7"	2pc Bathroom	Main	4`9" x 5`0"
Bedroom - Primary	Second	15`0" x 17`0"	Bedroom	Second	10`1" x 14`7"
Bedroom	Second	9`2" x 11`11"	Bonus Room	Second	19`2" x 19`8"
4pc Bathroom	Second	11`1" x 5`6"	Walk-In Closet	Second	5`0" x 9`1"
4pc Ensuite bath	Second	11`2" x 4`11"			

Title: **Fee Simple**
Legal Desc: **1810158**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this stunning, home located in the sought-after Mahogany community! Boasting over 1,700 square feet above grade, this thoughtfully designed property features 3 spacious bedrooms, 2.5 baths, and a versatile bonus room perfect for a home office, playroom, or media space. Modern Kitchen with quartz countertops, soft-close cabinets, and drawers combine style with functionality. Convenient upper laundry is designed for ease, no more lugging laundry up and down stairs. A single attached garage plus parking pad accommodate up to three vehicles. The basement includes roughed-in plumbing and an egress window, offering endless possibilities. Enjoy the composite deck and pergola (added in 2023), perfect for relaxing or entertaining. Central air conditioning (added in 2023) keeps the home cool in summer. Located in the vibrant community of Mahogany, this home offers lake access, proximity to Stoney Trail, and is just minutes from the South Health Campus Hospital. With nearby shopping, schools, and recreational amenities, this property is perfect for families or anyone seeking a modern lifestyle in an exceptional location. Possession of this home was taken from Hopewell builder Feb. 2023 Don't miss your chance to make this exceptional property your home! Schedule your private showing today.**

Inclusions: **Pergola**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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





