

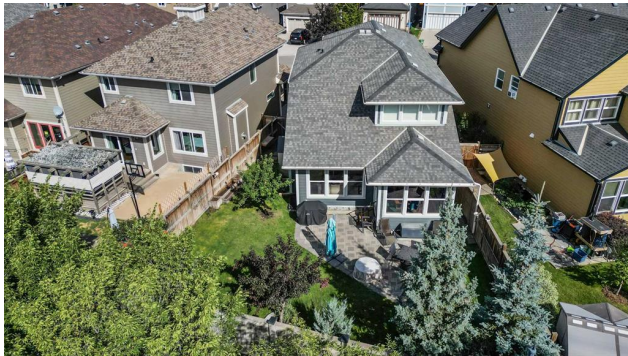


THE A-TEAM

RE/MAX FIRST

457 MAHOGANY Court, Calgary T3M 0T7

MLS#: A2179354 Area: Mahogany Listing Date: 11/15/24 List Price: \$749,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2009
Lot Information
Lot Sz Ar: 4,682 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 2,019
Low Sqft:
Ttl Sqft: 2,019

DOM

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

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Back Yard, Close to Clubhouse, Cul-De-Sac, Few Trees, Lawn, No Neighbours Behind, Landscaped, Pie Shaped Lot
Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Fire Pit, Private Yard

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

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer
Int Feat: Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Pantry, Foyer, 2pc Bathroom, Bedroom - Primary, Bedroom, 4pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Dining Room, Laundry, Bonus Room, 5pc Ensuite bath, Bedroom, Walk-In Closet.

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**R-G**

**0911270**

Remarks

Pub Rmks:

Situated in a quaint family friendly cul de sac in Lake Mahogany, a highly sought after neighbourhood, you will discover 457 Mahogany Court SE. A certified Jayman home located within steps to the Mahogany Orange Park, West Beach and a variety of shops, restaurants, dog park and a plethora of amenities. Built on an expansive pie lot with no neighbours behind you will be delighted in the outdoor space you and your family will enjoy for years to come. Mature trees frame in the back yard that offers ample space on both sides of the traditional home site that take you back to the huge yard with a beautiful stone patio highlighted with 2 exterior prewired Bose speakers-perfect for entertaining! Step back into the home to explore a wonderful open floor plan commencing with a spacious foyer to greet your guests. Seamlessly past the half bath you enter the thoughtfully thought out open floor plan with a stunning 17ft vaulted ceiling that offers a grand feeling of space and light maximizing every inch this beautiful home has to offer. The functional kitchen has been architecturally designed to allow guests to mingle, informal meals to take place and conversations to happen while everyone is enjoying the common areas allowing for wonderful family memories to be created. The main floor almost gives a vacation vibe that you will want to carry on with, but realizing that this could be your forever home is such a great feeling! Gorgeous 1 1/4 inch Caledonia Granite graces the kitchen complimented with sleek stainless steel appliances including a GE Cafe duel fuel range with double ovens, a brand new Whirlpool fridge with interior water dispenser and ice maker, a designer hood fan, full tile back splash, lovely Cappuccino Maple cabinets enhanced with straight angle crown molding, Blanco Silgranite Cafe undermount sink and huge walk-in pantry organized and lovely to look at. All of this overlooking the amazing living room that boasts a cozy feature fireplace with tile surround and wooden mantle. Completing this area is a designated dining room seamlessly adjacent to the kitchen-all overlooking the amazing and private back yard with an expansive bank of windows that invite an abundance of natural daylight in along with the colors of nature and blue of the sky. One of the many highlights of this home. The upper level offers so much more living space with three sizeable bedrooms, all with over sized windows, with the Primary Suite large and spacious creating a nice little getaway with a private 5 pc spa like en suite featuring dual vanities, over sized soaker tub, stand alone shower and large walk-in closet. The two additional bedrooms are great for friends and family and overlook the great cul de sac through the amazing large windows. You will find a main bath on this level along with a centralized Bonus Room with cabinets nicely situated to separate the Primary Bedroom wing with the additional bedrooms. Additional gems of this home: A/C, central vac, upgraded garage plugs & more!

Inclusions:

Property Listed By:

**Bose Outdoor Speakers, Firepit, Umbrella, Shed, Alarm-No Contract, Bike Racks, Black Rubbermaid Shelves in Garage, Blinds  
Jayman Realty Inc.**

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



**457 MAHOGANY COURT SE**  
 MAIN LEVEL AG: 950.99 Sq Ft / 183.31 sq ft  
 UPPER LEVEL AG: 708.89 Sq Ft / 128.31 sq ft  
 TOTAL ABOVE GRADE RMS SIZES: 2019.37 Sq Ft / 187.62 sq ft  
 UNFINISHED BASEMENT RMS: 962.99 Sq Ft / 198.31 sq ft  
 TOTAL ASGRO AREA: 2972.16 Sq Ft / 275.93 sq ft

