



THE
A-TEAM

**RE/MAX
FIRST**

97 MAHOGANY Square, Calgary T3M 0T4

MLS®#: **A2179610**

Area: **Mahogany**

Listing Date: **11/16/24**

List Price: **\$865,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 02-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **2,373**

Low Sqft:

Ttl Sqft: **2,373**

Lot Information

Lot Sz Ar: **3,907 sqft**

Lot Shape:

DOM

35

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Level,Private**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive**

Utilities and Features

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

Construction: **Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Water Softener**
Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`3" x 11`3"
Dining Room	Main	12`0" x 13`4"
Bedroom	Second	13`3" x 11`7"
Bedroom	Second	12`5" x 11`10"
Office	Basement	11`7" x 13`1"
4pc Bathroom	Second	

Room	Level	Dimensions
Living Room	Main	12`11" x 16`5"
Bedroom - Primary	Second	12`11" x 20`8"
Bedroom	Second	12`0" x 14`2"
Game Room	Basement	11`2" x 16`2"
2pc Bathroom	Main	
5pc Ensuite bath	Second	

4pc Bathroom

Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0912002

Remarks

Pub Rmks: **Welcome to Mahogany, this home is situated on a quiet street right across from Orange Park. This stunning property is less than a 5-minute walk to the WEST BEACH and the Mahogany Strip Mall and Westman Village, offering the ultimate in convenience and lifestyle. With over 3,200 square feet of living space, this home features an open concept floor plan on the main level. The kitchen boasts ceiling-height cabinets for ample storage, an eat-up bar, and a spacious dining area filled with natural light. The family room is complete with a natural gas fireplace. Upstairs, you'll find a large primary bedroom overlooking the orange park, featuring a 5-piece ensuite and a generous walk-in closet. The upper level also includes a laundry room, a nook that can be personalized to suit your needs, a 4-piece bathroom, and THREE additional bedrooms—one of which can easily serve as a BONUS ROOM. The lower level offers plenty of storage, a 4-piece bathroom, an additional family room, and a versatile flex room that can adapt to your lifestyle. Step outside to the backyard, where you'll find a cedar deck leading onto a patio, surrounded by trees for added privacy during the summer months. The oversized garage is large enough to accommodate a full-sized truck with GAS LINE installed to connect your own heater, while the wide front driveway allows for parking up to three cars, providing extra space for easy access to your front door and backyard. This home is located in one of the best areas of Mahogany, combining tranquility with easy access to amenities. Don't miss your chance to make this exceptional property your own!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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











