

## 97 MAHOGANY Square, Calgary T3M 0T4

MLS®#:	A2179610	Area:	Mahogany	Listing	11/16/24	List Price: <b>\$865,000</b>
Status:	Active	County:	Calgary	Date: Change:	-\$15k, 02-Dec	Association: Fort McMurray



p Type:	Residential			35	
o Type:	Detached			Layout	
y/Town:	Calgary	Finished Floor Ar	ea	Beds:	4 (4 )
ar Built:	2009	Abv Sqft:	2,373	Baths:	3.5 (3 1)
Information		Low Sqft:		Style:	2 Storey
Sz Ar:	3,907 sqft	Ttl Sqft:	2,373		
Shape:				Parking	
				Ttl Park:	5
				Garage Sz:	2
cess:				-	
Feat:	Back Yard,Front Yard,Low Maintenance Landscape,Level,Private				

Concrete Driveway, Double Garage Attached, Front Drive

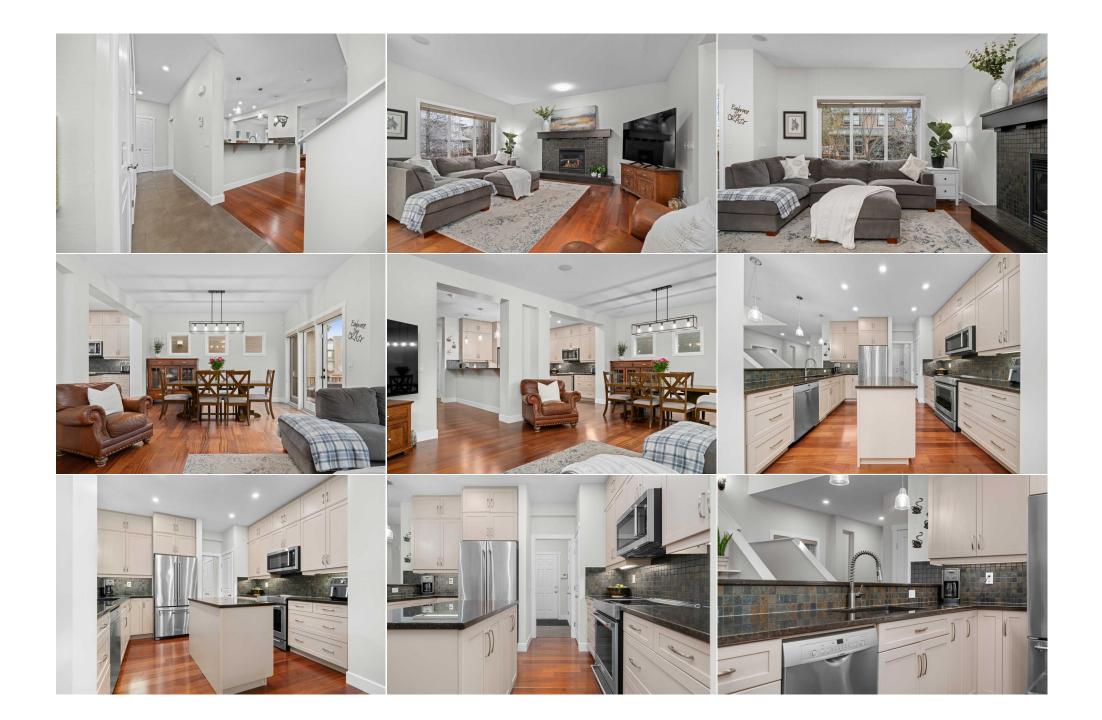
Utilities and Features

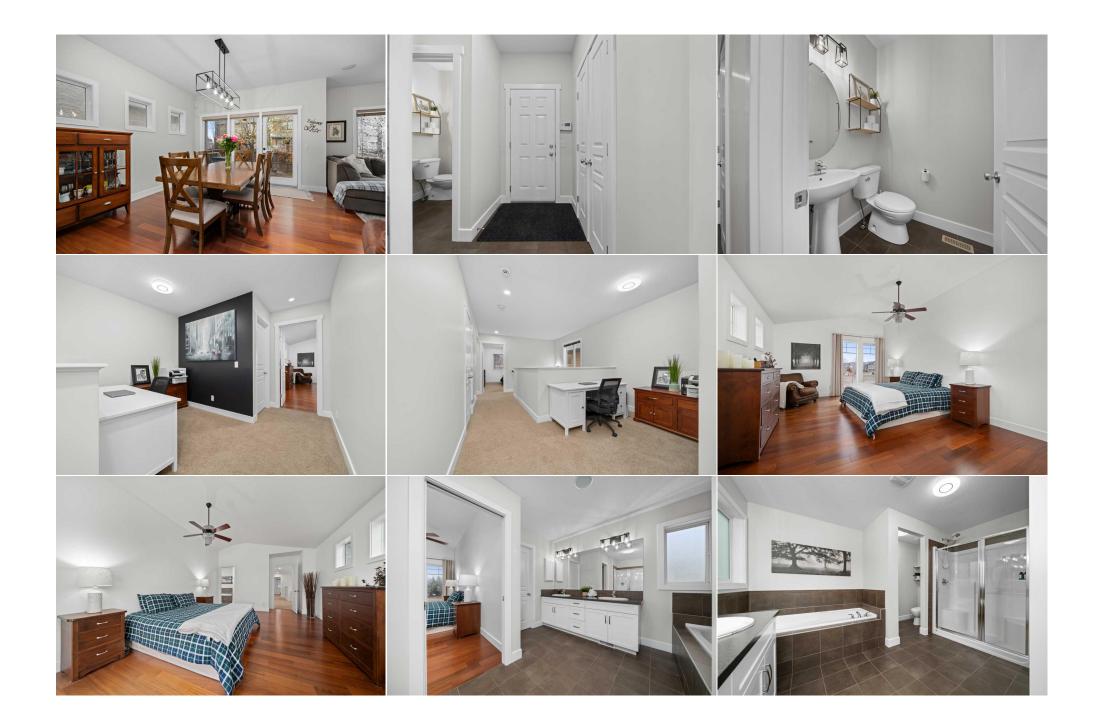
Roof:	Asphalt Shingle		Construction: Stone,Stucco			
Heating:	Forced Air,Natural Gas					
Sewer:		Flooring:				
Ext Feat:	BBQ gas line,Private Yard,Storage		Carpet,Ceramic Tile,Hardwood			
			Water Source: Fnd/Bsmt:			
			Poured Concrete			
Kitchen Appl:	Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Water Softener					
Int Feat:	Ceiling Fan(s).Central	Vacuum.Double Vanity.Granite Co	ers,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Vaulted Ceiling(s),Vinyl			
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int i cuti	• • • •	set(s),Wired for Sound				
Utilities:	• • • •	•				
	• • • •	•	Room Information			
	• • • •	•		Level	Dimensions	
Utilities:	Windows,Walk-In Clos	set(s),Wired for Sound	Room Information	Level Main	<u>Dimensions</u> 12`11" x 16`5"	
Utilities:	Windows,Walk-In Clos Level Main	set(s),Wired for Sound	Room Information <u>Room</u>			
Utilities: Room Kitchen	Windows,Walk-In Clos Level Main	Dimensions 12`3" x 11`3"	Room Information Room Living Room	Main	12`11" x 16`5"	
Utilities: Room Kitchen Dining Room	Windows,Walk-In Clos L <u>evel</u> Main Main	Dimensions 12`3" x 11`3" 12`0" x 13`4"	Room Information Room Living Room Bedroom - Primary	Main Second	12`11" x 16`5" 12`11" x 20`8"	
Utilities: Room Kitchen Dining Room Bedroom	Windows,Walk-In Clos L <u>evel</u> Main Main Second	Dimensions 12`3" x 11`3" 12`0" x 13`4" 13`3" x 11`7"	Room Information Room Living Room Bedroom - Primary Bedroom	Main Second Second	12`11" x 16`5" 12`11" x 20`8" 12`0" x 14`2"	

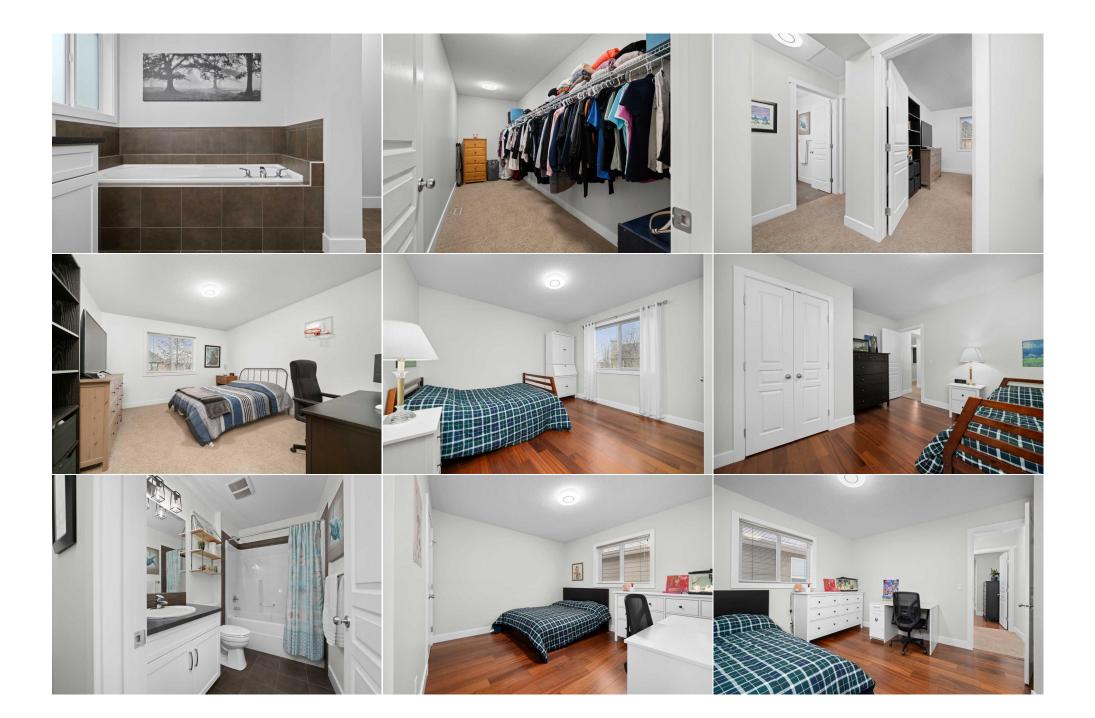
4pc Bathroom	Basement				
	Legal/Tax/Financial				
Title:	Zoning:				
Fee Simple	R-G				
Legal Desc:	0912002				
	Remarks				
Pub Rmks:	Welcome to Mahogany, this home is situated on a quiet street right across from Orange Park. This stunning property is less than a 5-minute walk to the WEST BEACH and 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:	N/A				
Property Listed By:	RE/MAX Real Estate (Central)				

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

















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