



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 MAHOGANY Close, Calgary T3M2K5**

MLS®#: **A2179840**

Area: **Mahogany**

Listing Date: **11/28/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,510 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,192**  
Low Sqft:  
Ttl Sqft: **2,192**

DOM

**23**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Street Lighting,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Dog Run,Garden,Lighting,Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 14`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 8`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 12`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 14`9"</b>
<b>Office</b>	<b>Main</b>	<b>5`8" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`11" x 13`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 12`3"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`3" x 15`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1413190**

Remarks

Pub Rmks:

**Nestled in the welcoming and vibrant lake community of Mahogany, this property seamlessly combines ample indoor space with a breathtaking outdoor retreat. Perfectly situated in a tranquil cul-de-sac and designed with families in mind, it offers a blend of comfort, convenience, and style. The open-concept main floor is a chef's delight, featuring wood cabinets, stainless steel appliances, Quartz countertops, and a spacious island—perfect for family meals and entertaining. The living room boasts a cozy gas fireplace, and a wall of windows bathes the space in natural light throughout the day. A convenient office space and a 2-piece bathroom complete this level, making it as functional as it is inviting. Upstairs, you'll find a large bonus room that can adapt to your family's needs—a playroom, home theater, or gym. The primary suite is your private sanctuary, with soaring ceilings and a spa-like ensuite featuring a double vanity, a luxurious soaker tub, a glass-enclosed shower, and an expansive walk-in closet. Two additional generously sized bedrooms, a 4-piece bathroom, and a laundry room on this level provide comfort and convenience for the entire family. The backyard is nothing short of spectacular - over \$25,000 in landscaping upgrades create an outdoor paradise, complete with a stamped concrete walkway leading to a spacious firepit area. A vegetable garden offers the opportunity to grow fresh produce, while the large SW-facing deck is perfect for evening gatherings and soaking up the sun. This home is equipped with air conditioning for year-round comfort and features stucco siding for added durability and low maintenance. The oversized garage provides plenty of space for vehicles, tools, and storage—ideal for busy families. Situated in the sought-after and award-winning community of Mahogany, this home is close to top-rated schools, parks, and community amenities. You'll also have easy access to shopping centers, restaurants, and recreational facilities, ensuring a vibrant and convenient lifestyle. This property offers everything a family needs to create cherished memories. With its blend of spacious indoor living and a beautiful outdoor space, it's the perfect place to call home!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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











