



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**83 MAHOGANY Way, Calgary T3M 1N5**

MLS®#: **A2179883**

Area: **Mahogany**

Listing Date: **11/18/24**

List Price: **\$998,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **8,449 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,615**  
Low Sqft:  
Ttl Sqft: **2,615**

DOM

**33**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **8**  
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac,Level,Pie Shaped Lot**  
Park Feat: **Aggregate,Double Garage Attached,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Oversized,RV Access/Parking**

Utilities and Features

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

Construction: **Composite Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 18`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`3" x 16`0"</b>

Mud Room  
4pc Bathroom  
Bedroom  
Bedroom  
Family Room  
Walk-In Closet

Main  
Upper  
Upper  
Upper  
Upper  
Upper

9`3" x 9`8"  
9`8" x 4`10"  
9`8" x 11`3"  
9`8" x 11`3"  
18`10" x 14`1"  
7`7" x 8`10"

Office  
5pc Ensuite bath  
Bedroom  
Bedroom - Primary  
Laundry

Main  
Upper  
Upper  
Upper  
Upper

9`2" x 10`7"  
9`6" x 12`7"  
13`5" x 12`7"  
14`4" x 16`2"  
5`2" x 8`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1211519**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**DO YOU DREAM OF HAVING TWO DOUBLE GARAGES? More than 2,600 sq ft of living space above grade with 4 bedrooms upstairs, plus a main floor office and a huge 8446 sq ft pie lot. Note the SECOND GARAGE/HEATED WORKSHOP in the backyard, ideal for car enthusiasts or contractors! Both the attached garage and detached garages are heated, have built-in storage and the height to accommodate car lifts. This family home boasts abundant living space with 9 ft ceilings and is designed to benefit everyone in the family. A spacious open concept kitchen has a huge centre island, abundant counterspace and a walk-through pantry. The living room has a gas fireplace and there is a large dining room for family gatherings and entertaining. There is a main floor office ideal for work from home or a salon/spa space with a sink and built-ins. There is a large mud room off the attached garage, adjacent powder room, and walk-through pantry to the kitchen. Upstairs, with four spacious bedrooms, there is a big sunny bonus room and a huge primary bedroom with a luxurious ensuite. The large upper laundry room has room for additional storage/linens, and there is a well-appointed main bathroom. (Seller allowance toward new washer/dryer). The basement is framed for a large recreation room, 5th bedroom and full bath (roughed-in) and electrical in all the outside walls by the builder. Additionally, a 6th bedroom could easily be incorporated if needed or leave open for a bigger recreation space. Note the high ceilings and there are three windows in the basement that is ready to develop to your personal taste. The exposed aggregate front driveway and backyard patio are some other notable mentions for a remarkable property on one of Mahogany's biggest lots! Easy walking distance to schools, parks, shops and more in this award- winning Lake Community your family will love for years to come! Enjoy Mahogany Lake recreation in all four seasons with the beach, boating, swimming, skating, and more.**

Inclusions:  
Property Listed By:

**Seller will provide a \$1500 allowance towards a washer and dryer. TV in rear garage "as-is"  
MaxWell Capital Realty**

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



















