

## 83 MAHOGANY Way, Calgary T3M 1N5

Utilities:

A2179883 11/18/24 List Price: \$998,000 MLS®#: Area: Mahogany Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town:

Year Built: 2012 Lot Information

Lot Sz Ar: Lot Shape:

Park Feat:

Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

8,449 sqft Ttl Sqft: 2,615

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

33

Ttl Park: 8 4 Garage Sz:

4 (4)

2.5 (2 1)

2 Storey

Access: Lot Feat: Back Lane, Back Yard, City Lot, Cul-De-Sac, Level, Pie Shaped Lot

Aggregate, Double Garage Attached, Double Garage Detached, Garage Door Opener, Heated

2,615

Garage, Insulated, Oversized, RV Access/Parking

## Utilities and Features

Flooring:

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Composite Siding, Wood Frame** 

Sewer:

**BBQ** gas line Carpet, Hardwood, Tile Ext Feat:

Water Source: Fnd/Bsmt:

**Poured Concrete** 

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

Room Information

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

**Mud Room** Main 9'3" x 9'8" Office Main 9`2" x 10`7" 9`8" x 4`10" 5pc Ensuite bath 9`6" x 12`7" 4pc Bathroom Upper Upper **Bedroom** Upper 9`8" x 11`3" **Bedroom** Upper 13`5" x 12`7" 9`8" x 11`3" 14`4" x 16`2" **Bedroom** Upper **Bedroom - Primary** Upper **Family Room** Upper 18`10" x 14`1" Laundry Upper 5`2" x 8`9" Walk-In Closet Upper 7`7" x 8`10"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **1211519** 

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 boosts 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: Seller will provide a \$1500 allowance towards a washer and dryer. TV in rear garage "as-is"

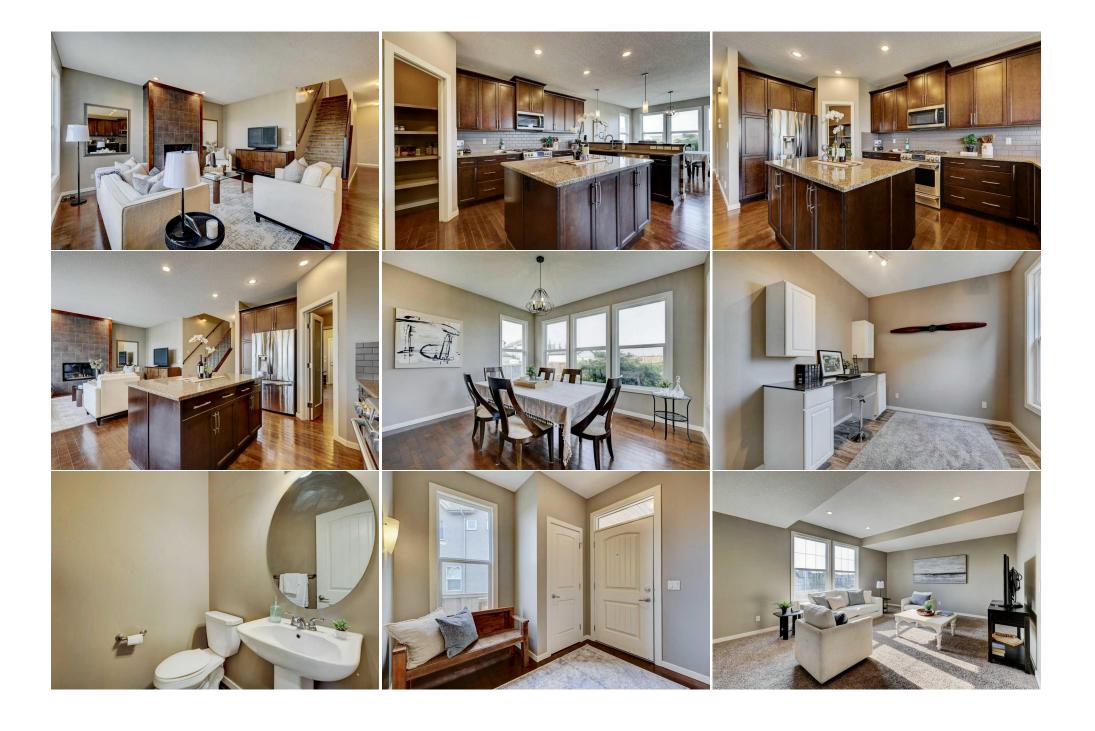
Property Listed By: MaxWell Capital Realty

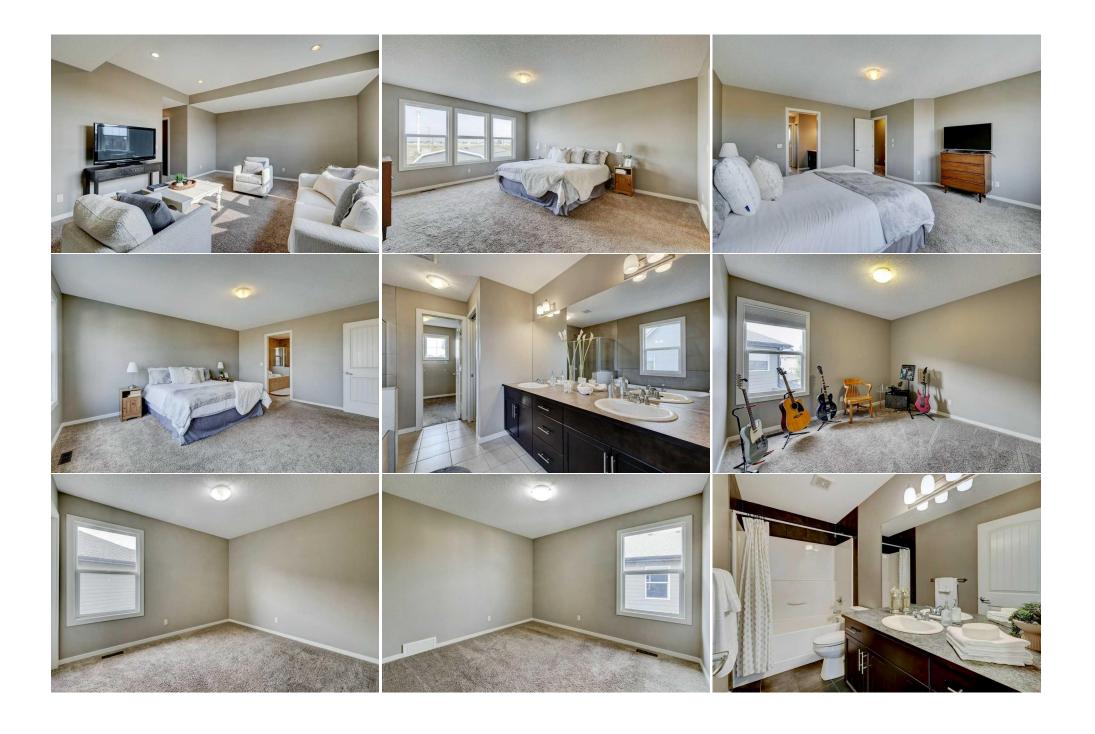
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

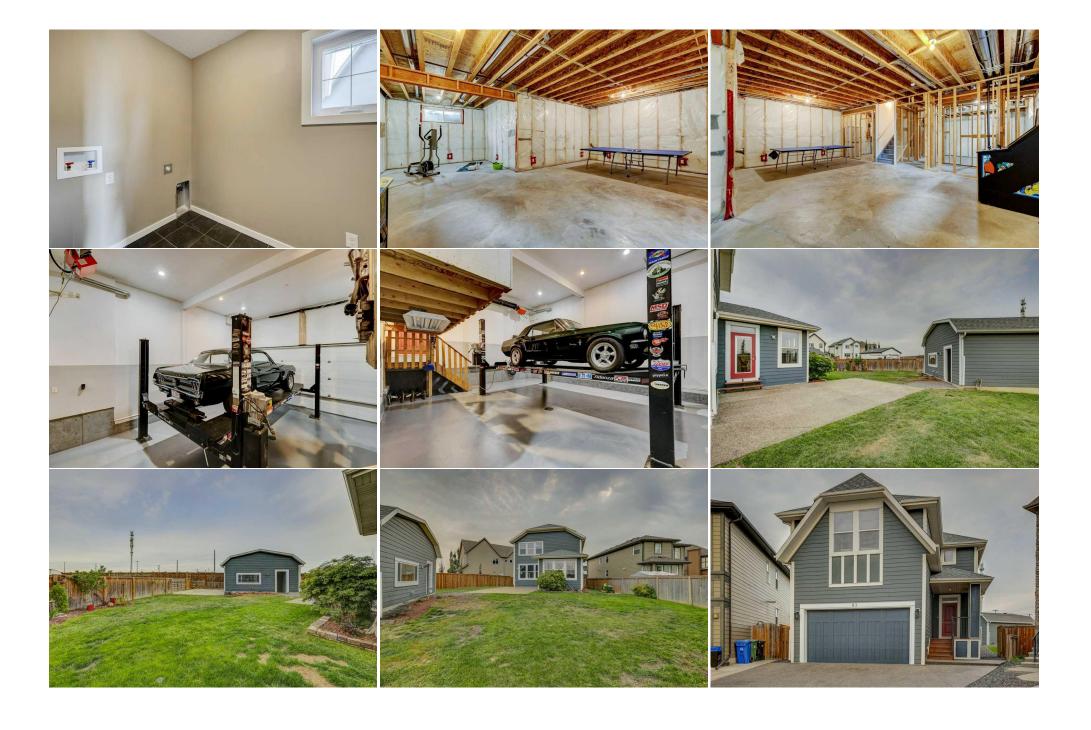




















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