



THE
A-TEAM

**RE/MAX
FIRST**

226 MAHOGANY Manor, Calgary T3M 0Y2

MLS®#: **A2179908** Area: **Mahogany** Listing Date: **11/19/24** List Price: **\$2,399,900**
 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: **7,943 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,680**
 Low Sqft:
 Ttl Sqft: **3,680**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lake,No Neighbours Behind,Landscaped,Underground Sprinklers,Waterfront**
 Park Feat: **Garage Faces Front,Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Built-in Barbecue,Dock,Lighting**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Skylight(s),Smart Home,Stone Counters,Storage,Sump Pump(s),Tankless Hot Water,Track Lighting,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`5" x 18`5"	Kitchen	Main	26`0" x 15`5"
Dining Room	Main	15`4" x 14`5"	Foyer	Main	13`3" x 10`3"
Mud Room	Main	7`11" x 7`10"	Office	Main	14`7" x 9`1"
2pc Bathroom	Main	7`10" x 7`6"	Bonus Room	Second	15`5" x 14`11"
Bedroom - Primary	Second	16`5" x 14`5"	5pc Ensuite bath	Second	17`10" x 16`6"

Bedroom	Second	11`11" x 11`5"	Bedroom	Second	11`11" x 11`5"
Laundry	Second	8`11" x 8`9"	4pc Bathroom	Second	8`11" x 5`4"
Family Room	Basement	20`7" x 16`0"	Game Room	Basement	18`3" x 17`6"
Foyer	Basement	9`4" x 8`5"	Flex Space	Basement	12`8" x 11`2"
Storage	Basement	11`2" x 6`7"	3pc Bathroom	Basement	11`3" x 9`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1211260**

Remarks

Pub Rmks: **Welcome to luxury lakefront living in Mahogany! This stunning former showhome by Calbridge Homes offers over 5,000 square feet of meticulously designed living space. Nestled on Mahogany Lake, this south-facing residence boasts a private dock and exudes modern rustic charm. Fully furnished with high-end finishings and decor, it's ready for you to move in and enjoy. Step into the grand entrance and be welcomed by an open-concept layout adorned with hardwood flooring throughout. The gourmet kitchen features a large island with stone countertops and a breakfast bar, complemented by a top of the line stainless steel appliance package. This includes two built-in refrigerators, a convection wall oven & microwave, gas cook top, hood fan with warming lamps, and ample cabinetry with built-in lighting. The living area is a masterpiece with its 15' ceiling, accent wall, torch-style gas fireplace, and full-height windows that provide an abundance of natural light. Enjoy dining in a comfortable area with access to a wrap-around deck complete with a built-in Napoleon BBQ and spiral staircase. The main level also includes an office with a sliding barn door, a 2 piece bath, and a mudroom with access to the triple car garage with heated floor. Ascend the open riser staircase to discover two skylights illuminating the hallway. The luxurious primary bedroom features a private balcony overlooking the lake, a spa-like ensuite with a tempered glass & tile shower with steam function, a free-standing tub, and a spacious walk-in closet. The upper level also includes a bonus room with a large window, laundry room with sink & built-in storage, two additional spacious bedrooms, and a 4-piece bathroom. The fully finished walk-out basement is designed for entertainment, featuring a cozy family room, games area with wet bar, patio foyer with wet bar, and a recreation room with interior slider doors. This level also includes a bathroom with laundry and a separate shower for rinsing off after a swim, a storage room with built-in shelving, and in-floor heating for added comfort. Walk out to the professionally landscaped backyard with covered concrete patio and deck leading to your private dock. Additional features include Gemstone customizable exterior LED lighting, central air conditioning, irrigation system, security system, home automation system, and more. Located in Mahogany, one of Calgary's premier lake communities, you'll have access to a wealth of amenities. Enjoy the Mahogany Beach Club, extensive parks, walking trails, and top-rated schools. The community center offers fitness facilities, meeting rooms, and year-round events. With a variety of dining and shopping options nearby, Mahogany combines serene lakeside living with urban convenience. This exquisite property is fully furnished, ensuring you can start enjoying the luxurious lifestyle it offers from day one. Don't hesitate to experience the unparalleled beauty and luxury of this Mahogany lakefront home.**

Inclusions: **All appliances, TV's & mounts, furniture, area rugs, artwork, decorations, patio furnishings, home automation components, security system components. *All goods included are as-is**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











