



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**311 MAHOGANY Court, Calgary T3M 0T5**

MLS®#: **A2181639** Area: **Mahogany** Listing **11/30/24** List Price: **\$894,900**  
 Status: **Active** County: **Calgary** Change: **-\$4k, 08-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2009** Abv Sqft: **2,556**  
Lot Information Low Sqft:  
 Lot Sz Ar: **9,170 sqft** Ttl Sqft: **2,556**  
 Lot Shape:

DOM

**53**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Pie Shaped Lot, Private, Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Storage, 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>
Dining Room	Main	14`8" x 11`11"	Bedroom	Upper	13`5" x 10`10"
Living Room	Main	14`3" x 16`0"	Bedroom	Upper	13`2" x 10`10"
Kitchen	Main	12`11" x 12`9"	4pc Bathroom	Upper	9`6" x 4`11"
Pantry	Main	2`8" x 1`10"	Bonus Room	Upper	15`11" x 12`6"
Bedroom	Main	10`3" x 10`0"	Laundry	Upper	9`5" x 8`4"
2pc Bathroom	Main	5`0" x 5`0"	Walk-In Closet	Upper	9`9" x 6`0"

Entrance  
Mud Room

Main  
Main

9`4" x 8`11"  
4`9" x 4`3"

5pc Ensuite bath  
Bedroom - Primary  
Legal/Tax/Financial

Upper  
Upper

12`11" x 10`1"  
13`7" x 20`0"

Title:  
**Fee Simple**  
Legal Desc:

**0911270**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Seize the rare opportunity to own a prime piece of Mahogany's real estate! Set on a spacious (9,170 square feet) lot, this property stands out as one of the few in the area under \$1M with such a large footprint. Built in 2009 with many upgrades, this 2,556-square-foot, freshly painted home offers incredible potential for those looking to restore and personalize a property with lasting value. The main floor features a gourmet kitchen with high-end finishes, including a granite counter-top, breakfast bar, shaker cabinets, a pantry, and plenty of storage. The kitchen seamlessly flows into the open living and dining areas, which include a cozy living room with a fireplace, perfect for both relaxation and entertainment. Newly installed Luxury vinyl plank flooring runs throughout the home, adding both durability and a sleek, modern look. The main floor also offers a large den, a welcoming entryway, and a convenient two-piece powder room. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a luxurious ensuite featuring dual vanities, extensive tiling, and a spa-like atmosphere. The walk-in closet is designed with custom built-ins for maximum organization. A versatile bonus room and a large laundry room with ample counter space complete the upper floor. The unfinished basement is a blank slate, ready for your personal touch, while the expansive backyard offers endless possibilities to create your dream outdoor space. This home isn't just a place to live—it's an opportunity to design and build something truly special in one of Mahogany's most sought-after locations. Don't miss out on this exceptional property— **\*\*\*Come see the potential and lifestyle this home offers!\*\*\*****

Inclusions:  
Property Listed By:

**N/A**  
**Creekside Realty**

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





















