



THE
A-TEAM

**RE/MAX
FIRST**

313 MASTERS Avenue, Calgary T3M 2C1

MLS®#: **A2182600**

Area: **Mahogany**

Listing Date: **12/11/24**

List Price: **\$694,444**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,647 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,See Remarks**
Park Feat: **Off Street,Parking Pad**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Mixed,Other,See Remarks**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Granite Counters,High Ceilings,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 13`5"
Kitchen	Main	25`2" x 12`1"
5pc Ensuite bath	Upper	18`10" x 5`11"
Bedroom	Upper	9`2" x 9`7"
4pc Bathroom	Upper	4`11" x 8`11"

Room	Level	Dimensions
Dining Room	Main	10`5" x 9`5"
2pc Bathroom	Main	4`10" x 5`0"
Bedroom - Primary	Upper	13`11" x 12`7"
Bedroom	Upper	10`8" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810048

Zoning:
R-G

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY DECEMBER 14 & SUNDAY DECEMBER 15 FROM 2-4PM! This is the one you've been waiting for! Welcome to this exceptional detached home in the highly sought-after lake community of Mahogany in SE Calgary. Perfectly positioned just blocks from the Mahogany Lake Clubhouse and across from a sprawling field, this property offers an unbeatable combination of luxury and convenience. Featuring just under 1,800 sq ft of developed living space, this home includes 3 spacious bedrooms, 2.5 bathrooms, and a bright, open-concept main floor with soaring 10-foot ceilings. The primary suite is a true retreat, accommodating a king-sized bed with ease, and boasts a fully upgraded ensuite with a tiled shower and soaker tub. The laundry is conveniently located upstairs with an upgraded washer & dryer. The west-facing backyard is perfect for entertaining, with a newly built deck and plenty of space to develop an oversized double garage. The undeveloped basement features 9-foot ceilings and a possibility for a separate entrance, a secondary suite would be subject to approval and permitting by the city/municipality. Over \$35,000 in upgrades include a premium stainless steel appliance package, luxury vinyl flooring on the main level along with ultra soft carpet on the upper level. Enjoy year-round lake access and proximity to Mahogany Village, the YMCA, South Health Campus, and major routes like Deerfoot and Stoney Trail. Plenty of new home warranty still remaining with the home as well and can easily be transferred! Don't miss this rare opportunity to own in Calgary's premier lake community. Call today to book your showing!

Inclusions:
Property Listed By:

N/A
Real Broker

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











