



THE
A-TEAM

**RE/MAX
FIRST**

8141 MASTERS Boulevard, Calgary T3M2B6

MLS®#: **A2186000**

Area: **Mahogany**

Listing Date: **01/08/25**

List Price: **\$639,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,304

Year Built:

2017

Low Sqft:

Lot Information

Ttl Sqft:

1,304

Lot Sz Ar:

2,604 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Landscaped,Street Lighting,Rectangular Lot

Double Garage Detached,Oversized

DOM

14

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`9" x 11`7"
Living Room	Main	11`7" x 11`0"
Foyer	Main	8`2" x 5`6"
Bedroom - Primary	Upper	11`6" x 11`0"
Bedroom	Upper	11`7" x 8`2"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	13`3" x 12`0"
Family Room	Basement	12`6" x 11`3"
Mud Room	Main	5`0" x 4`10"
Bedroom	Upper	9`3" x 8`6"
Bedroom	Basement	10`10" x 9`11"
3pc Bathroom	Basement	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-2M

1611565

Remarks

Pub Rmks: **Family Living Meets Lakeside Lifestyle in Mahogany! This stylish 1,304 sq. ft. duplex is a perfect family home, located just an 8-MINUTE WALK from the Mahogany Beach Club, where you can enjoy 21 acres of sandy beaches, parks, and endless recreational opportunities. The SOUTH-FACING BACKYARD is a true standout, designed for outdoor living and entertaining. It features a spacious deck with a serving bar, BBQ gas line, and privacy screening, along with a pergola and stone patio that create a relaxing oasis for summer evenings. The beautifully landscaped yard is ideal for family gatherings or unwinding after a day at the beach. Inside, the open-concept main floor offers a kitchen with stainless steel appliances, granite countertops, classic subway tile backsplash, white cabinets, an under-mount sink, and a central island. A bright dining area and cozy living room add to the charm, while a custom mudroom provides practical storage. Upstairs, the primary suite boasts a private 3-piece ensuite with an oversized shower and granite countertops, plus two additional bedrooms and a main bathroom. The fully finished basement expands your living space with a large recreation room, a fourth bedroom, and a full bathroom, making it versatile for guests, a home office, or a gym. An oversized detached double garage adds convenience and extra storage. With its unbeatable location near the Mahogany Beach Club and its thoughtfully designed indoor and outdoor spaces, this move-in-ready home offers the ultimate family lifestyle. Contact us today to book your private showing!**

Inclusions: **N/A**
 Property Listed By: **KIC Realty**

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









