



THE
A-TEAM

**RE/MAX
FIRST**

8113 MASTERS Boulevard, Calgary T3H2M1

MLS®#: **A2187314** Area: **Mahogany** Listing Date: **01/13/25** List Price: **\$595,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **2,604 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,313**
 Low Sqft:
 Ttl Sqft: **1,313**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Brick,Cement Fiber Board**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`9" x 11`7"	Dining Room	Main	11`11" x 8`11"
Living Room	Main	11`6" x 11`1"	Laundry	Second	3`6" x 2`6"
Bedroom - Primary	Second	11`6" x 11`1"	Bedroom	Second	9`3" x 8`6"
Bedroom	Second	11`8" x 8`2"	2pc Bathroom	Main	5`3" x 4`6"
3pc Ensuite bath	Second	8`5" x 5`7"	4pc Bathroom	Second	7`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611565

Zoning:
R-2M

Remarks

Pub Rmks:

Experience exceptional lake living in Mahogany with this beautiful 2-storey semi-detached home, perfectly positioned near the Main Beach Club. The open-concept main floor features a spacious living area, center dining space, and a stylish kitchen complete with a center island, quartz countertops, upgraded stainless steel appliances, and a pantry. Large windows and laminate floors enhance the bright and airy feel, leading to a meticulously landscaped front and backyard. Entertain effortlessly on the huge custom deck (24' x 18') equipped with a gas hookup for BBQs. Upstairs, you'll find three well-sized bedrooms, including a primary suite with a 3-piece ensuite and walk-in closet, alongside generously sized, well-planned basement ready for your personal customization. This home is in pristine showhome condition with numerous upgrades throughout, offering both comfort and elegance. Located in the sought-after Mahogany lake community, enjoy year-round activities such as tennis, beach activities, skating and fishing, just minutes away.

Inclusions:
Property Listed By:

**Coat Hanger in Mud Room, TV Mont in Living Room, All Window Coverings
CIR Realty**

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









