



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1108 MAHOGANY Boulevard, Calgary T3M 3T6**

MLS®#: **A2187634**      Area: **Mahogany**      Listing Date: **01/14/25**      List Price: **\$699,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **1,267 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,691**  
 Low Sqft:  
 Ttl Sqft: **1,691**

DOM

**8**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**  
 Construction: **Composite Siding,Stucco,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Oven,Electric Range,Gas Water Heater,Refrigerator**  
 Int Feat: **Kitchen Island,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`7" x 5`0"	Kitchen	Main	15`5" x 12`2"
Living Room	Main	12`5" x 11`6"	2pc Bathroom	Main	4`11" x 5`0"
Bedroom	Upper	10`2" x 8`4"	4pc Bathroom	Upper	9`1" x 4`11"
Laundry	Upper	6`5" x 4`11"	4pc Bathroom	Upper	11`3" x 4`11"
Bedroom	Basement	9`0" x 10`0"	Kitchenette	Basement	9`7" x 7`5"
Bedroom	Basement	8`11" x 9`4"	Den	Main	8`8" x 10`7"
Dining Room	Main	10`11" x 11`6"	Mud Room	Main	4`5" x 5`6"

<b>Office</b>	<b>Main</b>	<b>5`10" x 5`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 8`4"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`3" x 11`9"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 11`9"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`6" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`11" x 4`11"</b>
<b>Living/Dining Room Combination</b>	<b>Basement</b>	<b>10`1" x 10`5"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`6" x 5`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2311733**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Exceptional Location by the Wetlands and Rock Park/Playground! This bright, elegantly customized home offers 5 bedrooms + den, 4.5 bathrooms, including a legal 2-bedroom, 2-bathroom basement suite, with a generous 2,366.2 SF of total living space. Perfect for first-time homebuyers or investors seeking a high-quality, income-generating property. Introducing the Hopewell Rayn—a thoughtfully designed home where spacious interiors and a smart floor plan ensure comfortable living. This home features flexible spaces, including a dedicated work-from-home area and a fully finished legal basement suite, providing excellent income potential or accommodation for extended family. It's the perfect blend of affordability and long-term investment. On the main floor, you'll find a full office and tech area, ideal for two potential work-from-home setups. The modern kitchen is equipped with quartz countertops, stainless steel appliances, an electric stove, ample pot drawers for storage, and pot lights for enhanced ambiance. Upstairs, there are two oversized bedrooms, including the primary bedroom with a custom walk-in closet and a luxurious ensuite featuring dual sinks. The builder-finished legal basement further enhances the value of this home, offering a spacious 2-bedroom, 2-bathroom suite complete with a third family room—an excellent option for rental income or multi-generational living. Additional highlights include a 50-gallon hot water tank, a high-efficiency furnace, and a durable exterior made of stone, stucco, and James Hardie board. Located in the highly desirable community of Mahogany, this home is conveniently close to public transportation, schools, South Health Campus Hospital, and top-tier amenities. The rear of the home also includes a gravel parking pad accommodating two vehicles. Don't miss this opportunity to own a beautifully designed, premium home in one of the most sought-after lake communities."**

Inclusions: **None**  
 Property Listed By: **URBAN-REALTY.ca**

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



















