



THE
A-TEAM

**RE/MAX
FIRST**

362 MASTERS Road, Calgary T3M 2N7

MLS®#: **A2187833**

Area: **Mahogany**

Listing Date: **01/16/25**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,841 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Flag Lot,Low Maintenance Landscape,Rectangular Lot,Zero Lot Line**
Park Feat: **Double Garage Detached**

DOM

6

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Kitchen | Main | 15`4" x 12`11" |
| Living Room | Main | 14`11" x 13`4" |
| Laundry | Upper | 6`9" x 5`11" |
| Bedroom - Primary | Upper | 13`11" x 12`8" |
| Bedroom | Upper | 11`6" x 9`7" |
| 4pc Bathroom | Basement | 8`6" x 4`11" |
| 5pc Ensuite bath | Upper | 13`5" x 5`11" |

| Room | Level | Dimensions |
|-----------------------------|-----------------|-----------------------|
| Dining Room | Main | 13`4" x 10`11" |
| Game Room | Basement | 25`6" x 17`6" |
| Furnace/Utility Room | Basement | 17`6" x 10`7" |
| Bedroom | Upper | 10`8" x 8`11" |
| 2pc Bathroom | Main | 4`11" x 4`11" |
| 4pc Bathroom | Upper | 8`11" x 4`11" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1810701

Remarks

Pub Rmks: **Welcome to Mahogany - Calgary's Largest Lake Community! Discover the perfect blend of modern living and lakeside tranquility in this vibrant neighborhood. With three expansive beaches, indoor recreational facilities like basketball courts, and convenient access to nearby shopping plazas, Mahogany offers everything your family needs to live, play, and thrive. This beautifully designed home is a complete package, featuring: 10-foot high ceilings that add an air of luxury and space. An elegant kitchen with premium cabinetry and an oversized island - ideal for hosting and family gatherings. A finished, spacious basement providing additional living or entertainment space. A detached double garage and fully landscaped front and back yards for convenience and curb appeal. Located close to multiple schools and the city's largest hospital, this home ensures easy access to essential services and education. Don't miss your chance to live in this sought-after lake community - where relaxation meets modern convenience. Book your showing today and make Mahogany your new home! Let me know if there's anything else you'd like to add or emphasize!**

Inclusions: **n/a**
Property Listed By: **Homecare Realty Ltd.**

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











