



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**318 MAHOGANY Manor, Calgary T3M 1X4**

MLS®#: **A2187885** Area: **Mahogany** Listing Date: **01/17/25** List Price: **\$965,000**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**  
Lot Information  
Lot Sz Ar: **4,822 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,533**  
Low Sqft:  
Ttl Sqft: **1,533**

DOM

**5**  
Layout  
Beds: **3 (1 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Skylight(s),Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 16`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 8`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`0" x 17`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 12`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 11`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`1" x 9`8"</b>
<b>Office</b>	<b>Main</b>	<b>11`5" x 8`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`5" x 11`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 10`9"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1310911**

Remarks

Pub Rmks:

**OPEN HOUSE - SATURDAY JAN 25 - 1 pm to 3 pm.....Welcome to this stunning executive bungalow in the sought-after community of Mahogany, where refined living meets exceptional comfort. This meticulously maintained home is designed for those who appreciate the finer things in life, offering a perfect blend of luxury, convenience, and a relaxed estate-style ambiance. As you enter, you'll be greeted by a bright and spacious main floor with soaring ceilings, a skylight that floods the space with natural light, and neutral tones that create a calm and welcoming atmosphere. The living room features built-in speakers, allowing you to effortlessly enjoy your favourite tunes with just a tap on your phone. Automated shades provide added convenience, adjusting to your preferences with ease. The under-soffit Gem Lights offer a customizable mood, allowing you to choose the perfect hue for any occasion. The main floor also includes a large primary bedroom with ample closet space and an elegant, spa-like ensuite. A second bathroom ensures comfort and convenience for guests or family. Downstairs, the fully developed lower level provides a wealth of additional living space, with two generously sized bedrooms, a cozy TV area, and a roughed-in wet bar, perfect for entertaining. Storage space is abundant, and the home is equipped with a water softener for added luxury. The home's double garage includes an electric car plug-in service, catering to the modern homeowner's needs. Pride of ownership is evident throughout the home, which showcases careful attention to detail and superior craftsmanship. Residents of Mahogany are treated to a picturesque lake, walking paths, and a wide array of amenities, ensuring there is always something to do or enjoy. Whether you're relaxing at home or exploring the community, this property offers the best of both worlds—creature comforts in an estate-style setting. Don't miss the opportunity to make this exceptional home yours. It's not just a house; it's a lifestyle.**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

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









