



THE
A-TEAM

**RE/MAX
FIRST**

61 MAHOGANY Square, Calgary T3M 0T4

MLS®#: **A2189006** Area: **Mahogany** Listing Date: **02/26/25** List Price: **\$875,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **5,715 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,561**
 Low Sqft:
 Ttl Sqft: **2,561**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Close to Clubhouse,Interior Lot,Lawn,Many Trees,Reverse Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Soaking Tub,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	9`0" x 7`11"	2pc Bathroom	Main	5`0" x 5`0"
Office	Main	10`2" x 10`0"	Kitchen	Main	12`11" x 12`11"
Living Room	Main	16`1" x 15`1"	Dining Room	Main	14`9" x 12`0"

Bedroom - Primary
Walk-In Closet
Bonus Room
Bedroom
4pc Bathroom
Game Room
Furnace/Utility Room

Upper
 Upper
 Upper
 Upper
 Basement
 Basement
 Basement

13`7" x 20`0"
 9`9" x 6`0"
 15`11" x 12`5"
 10`10" x 12`2"
 8`0" x 7`0"
 20`6" x 15`0"
 14`0" x 13`9"

5pc Ensuite bath
Laundry
4pc Bathroom
Bedroom
Bedroom
Kitchenette

Upper
 Upper
 Upper
 Upper
 Basement
 Basement

12`11" x 10`1"
 9`9" x 8`7"
 9`5" x 4`11"
 10`10" x 12`1"
 15`1" x 10`0"
 7`5" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0912002

Zoning:
R-G

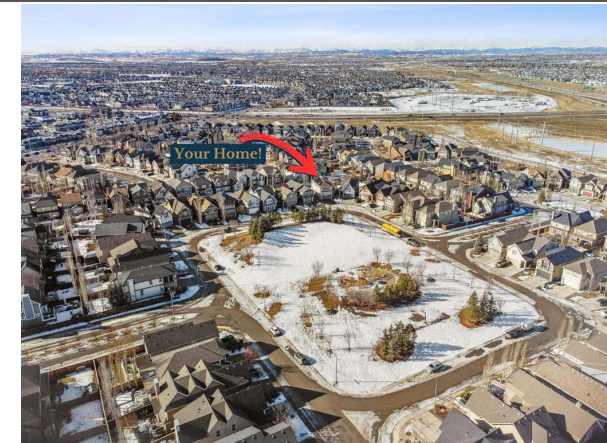
Remarks

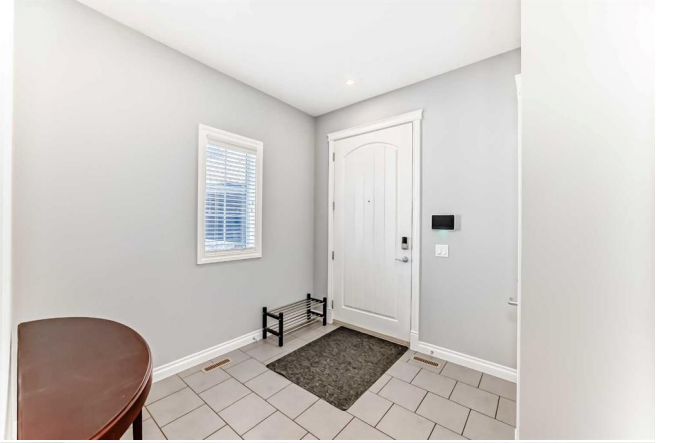
Pub Rmks: ***OPEN HOUSE: SATURDAY MARCH 1st 11:00-1:00pm*** Stunning home in Mahogany, steps from the beach, park, and shopping. Located on a family-friendly street with a central green space & playground, this 4-bedroom, 3.5-bathroom property offers exceptional design and functionality, spanning over 3,500 sq. ft. of living space. The open-concept main floor features a huge kitchen with shaker cabinets, stainless steel appliances, granite countertops, ample prep space, and breakfast bar. Spacious living and dining areas, a private office (which can be used as a 5TH BEDROOM), and a mudroom with built-ins complete the level. 9-foot ceilings and large windows enhance the space bringing in plenty of sunlight. Upstairs, the primary suite includes a walk-in closet and a luxurious 5-piece ensuite with a soaker tub and dual vanities. A central bonus room and stylish laundry room made for a family separate the master from two additional bedrooms and a full bath. The fully developed basement offers a large rec room wired for sound, a wet bar with a second dishwasher and bar fridge, a fourth bedroom, 4-piece bathroom, and a second laundry room with extra storage. FURNACE & TANKLESS HOT WATER (2022). Outside, the new low maintenance COMPOSITE BACK DECK (2024) overlooks a spacious pie-shaped lot with plenty of room for outdoor activities. Additional features include CENTRAL A/C (2015), central vacuum, an oversized double garage with ample storage, and a treed yard. In 2023, SOLAR PANELS were installed and fully paid off, providing significant energy savings and covering your utility costs. The total micro generation amount for 2024 was \$2,751.33!! Premium location directly across from a park and just minutes from Mahogany Beach Club, schools, and dining. Only a 2 MINUTE DRIVE TO THE RING ROAD. A must-see!

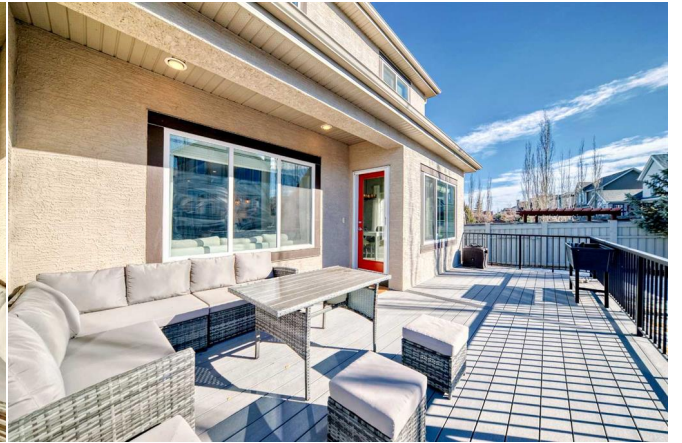
Inclusions:
 Property Listed By:

Black fridge in furnace room, tire rack in garage.
CIR Realty

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







61 Mahogany Sq SE, Calgary - MAIN



Room	Dimensions
Living	14'0" x 17'0"
Kitchen/Cooking	11'0" x 11'0"
Dining	10'0" x 10'0"
Bedroom	12'0" x 12'0"
Living	10'0" x 12'0"
Entry	10'0" x 10'0"
Deck 1	10'0" x 10'0"
Deck 2	8'0" x 10'0"
Porches	10' x 10'

February 24, 2025
A44-60249





61 Mahogany Sq SE, Calgary - UPPER 1

Room	Dimensions
Primary Bedroom	11'7" x 12'0"
Bedroom 2P	12'0" x 12'0"
Bedroom 1P	11'0" x 12'0"
Living	14'0" x 17'0"
Dining	10'0" x 12'0"
Kitchen	10'0" x 12'0"
Bonus Room	11'0" x 11'0"
Bath	5'0" x 7'0"
W.C.	5'0" x 7'0"
W.C.	5'0" x 7'0"

February 24, 2025 A8-R-500491

