



THE
A-TEAM

**RE/MAX
FIRST**

1011 MAHOGANY Boulevard, Calgary T3M 3E4

MLS® #: **A2189705**

Area: **Mahogany**

Listing Date: **01/24/25**

List Price: **\$599,900**

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: **2021**

Lot Information
Lot Sz Ar: **2,454 sqft**
Lot Shape:

Access:
Lot Feat: **Landscaped**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,303**
Low Sqft:
Ttl Sqft: **1,303**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey, Side by Side**

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick, Vinyl Siding**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Open Floorplan, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`7" x 5`2"	Dining Room	Main	13`3" x 11`11"
Kitchen	Main	16`7" x 13`10"	Living Room	Main	11`1" x 11`7"
3pc Ensuite bath	Second	5`8" x 8`3"	3pc Bathroom	Second	4`11" x 7`11"
Bedroom	Second	8`6" x 10`8"	Bedroom	Second	8`2" x 13`3"
Bedroom - Primary	Second	11`1" x 11`7"			

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **1911848**

Remarks

Pub Rmks: ***Watch the video* Open House: Feb 2nd : 2 pm - 4 pm. Modern, Elegant, & Spacious - Welcome Home! This stunning semi-detached showstopper in the heart of Mahogany is guaranteed to leave you saying WOW! If you've ever dreamed of enjoying the beach life, look no further because Mahogany has it all! Offering a lifestyle like no other, this home puts you steps away from Mahogany's incredible amenities, including walking paths, biking trails, green spaces, and of course, the vibrant beach life this sought-after community is known for. Over 1300 SQFT | West Facing | Famous Ekko Floor Plan by Hopewell Residential | 3 Spacious Bedrooms | Stunning Kitchen | Double Garage. From the moment you arrive, the appealing brick exterior sets the tone for the modern elegance found inside. Upon entering, you'll find a cozy sun-kissed west facing living room bringing tons of natural light all day long. Adjacent to the living room is the spacious dining area with extra windows which can easily accommodate a 6-8 seater. The chef's kitchen is truly a masterpiece, featuring quartz countertops, a chic backsplash, stainless steel appliances, full-height cabinetry, a center island with additional storage, and a pantry - all designed to make cooking and entertaining a delight. A versatile nook beside the staircase provides the perfect spot for a bar, work desk, or reading area, adding even more functionality to the main floor. Upstairs, you'll find three spacious bedrooms, a convenient stacked laundry setup, and two well-appointed bathrooms. The sunlit primary suite easily accommodates a king-sized bed and includes a walk-in closet and private ensuite with a modern standing shower. Two additional bedrooms overlook the backyard and share a full bathroom, making this level ideal for families. The undeveloped basement is a blank canvas, ready for your creative vision - whether you dream of a home theater, gym, or extra living space. Step outside to your east facing backyard, where a wider deck provides the perfect spot for family gatherings, BBQs, or simply soaking up the sun. A detached double car garage completes the home, offering added convenience and storage. Located just minutes from Mahogany School, Divine Mercy Catholic School, the Mahogany Beach Club, popular restaurants, cafés, bars, and with easy access to Stoney Trail, this home is not only a gem but a gateway to an unparalleled lakeside lifestyle. Don't miss this opportunity to call Mahogany home - showing 10/10! Book your showing today with your favourite Realtor and start living the life you've always dreamed of.**

Inclusions: **none**
 Property Listed By: **Diamond Realty & Associates LTD.**

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











