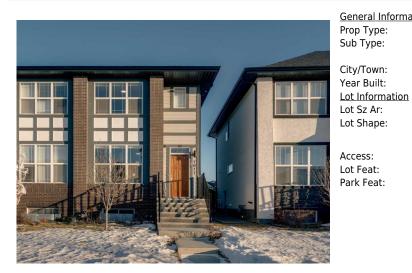


1011 MAHOGANY Boulevard, Calgary T3M 3E4

A2189705 Listing 01/24/25 List Price: **\$599,900** MLS®#: Area: Mahogany

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Sub Type: Semi Detached (Half

Duplex) Finished Floor Area

Calgary Abv Saft:

2021 Low Sqft:

Ttl Sqft:

2,454 sqft

Residential

<u>Parking</u>

DOM 12

Layout

Beds:

Baths:

Style:

1,303

1,303

Ttl Park: 2 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey, Side by Side

Access:

Lot Feat: Landscaped

Park Feat: **Double Garage Detached**

Utilities and Features

Asphalt Roof: Construction: Heating: **Forced Air**

Sewer:

Ext Feat: None **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"			

Legal/Tax/Financial

Title: Zoning: Fee Simple 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 SOFT | 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. Adjacant to the living room is the spacious dining area with extra windows which can easily accomodate 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:

Property Listed By: Diamond Realty & Associates LTD.

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







