



THE
A-TEAM

**RE/MAX
FIRST**

115 MAHOGANY Way, Calgary T3M 1N5

MLS® #: **A2194072**

Area: **Mahogany**

Listing Date: **03/06/25**

List Price: **\$905,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,133 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,125**
Low Sqft:
Ttl Sqft: **2,125**

DOM

8
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard, No Neighbours Behind**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`1" x 14`11"	5pc Ensuite bath	Second	11`6" x 9`5"
4pc Bathroom	Second	9`5" x 4`11"	Bedroom	Second	9`8" x 13`11"
Bedroom	Second	8`11" x 12`1"	Bonus Room	Second	11`6" x 14`10"
Laundry	Second	9`5" x 5`11"	Walk-In Closet	Second	10`6" x 5`2"

2pc Bathroom
 Dining Room
 Living Room
 4pc Bathroom
 Family Room
 Furnace/Utility Room

Main 7'3" x 2'10"
 Main 12'0" x 13'1"
 Main 16'8" x 14'1"
 Basement 5'2" x 7'5"
 Basement 11'7" x 9'0"
 Basement 23'5" x 12'7"

Kitchen
 Foyer
 Mud Room
 Bedroom
 Bedroom

Main 8'0" x 18'0"
 Main 5'7" x 11'3"
 Main 7'8" x 6'5"
 Basement 11'3" x 13'11"
 Basement 11'8" x 10'0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1211519**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this elegant home in the heart of the city's most sought after lake community. This beautifully designed property offers the perfect blend of style, comfort and convenience. Step inside to a well maintained family home and you'll discover an inviting open-concept main floor, featuring a spacious living room with a cozy fireplace, perfect for relaxing and entertaining. The large kitchen comes with all stainless steel appliances, stone countertops, a pantry and plenty of cabinetry. Adjacent to the kitchen, the bright dining area offers plenty of space for family gatherings, with direct access to the private backyard. Enjoy outdoor living with no rear neighbours, providing extra privacy and a peaceful retreat. Completing the main floor is a 2 piece bathroom and a mudroom heading to the garage door. Upstairs, you'll find a generous bonus room ideal as a second living area. The primary bedroom is a true retreat featuring a spacious walk-in closet, luxurious 5 piece ensuite with double vanity, soaker tub and separate shower. Two additional well sized bedrooms, 4 piece bathroom and a sizeable laundry room with a sink for added convenience complete the upper level. In addition a fully finished basement adds even more living space, featuring two additional bedrooms, perfect for guests, and a 4 piece bathroom. Shingles replaced in 2021 along with main floor hardwood flooring. For younger family this home is conveniently located near Mahogany Elementary school (K-4)and Divine Mercy Catholic School (K-6), as well as nearby Junior and Senior High school. For your shopping convenience Mahogany Village Market and Seton Urban District are just minutes away, along with the South Health Campus Hospital, fitness centres and entertainment venues. For added peace of mind, the property is located near the Mahogany Fire Station and District 8 Calgary Police Station. Finally, with easy access to major roadways, Deerfoot and Stoney Trail, this home is ideal for families and professionals alike. Don't miss this incredible opportunity, schedule a private showing with your favourite REALTOR®.**

Inclusions: **None**
 Property Listed By: **RE/MAX Real Estate (Central)**

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







