



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 MAHOGANY Passage, Calgary T3M 2K6**

MLS®#: **A2195182**      Area: **Mahogany**      Listing Date: **02/19/25**      List Price: **\$960,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **402 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,280**  
 Low Sqft:  
 Ttl Sqft: **2,280**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Fruit Trees/Shrub(s),Garden,Gazebo,Landscaped,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Water Softener**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Chandelier,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`11"
Foyer	Main	9`7" x 11`3"
Living Room	Main	15`4" x 16`8"
5pc Ensuite bath	Upper	13`4" x 11`10"
Bedroom	Upper	9`2" x 18`0"
Laundry	Upper	8`10" x 7`3"
4pc Bathroom	Basement	5`4" x 10`6"

Room	Level	Dimensions
Dining Room	Main	13`0" x 12`1"
Kitchen	Main	9`8" x 16`7"
4pc Bathroom	Upper	11`8" x 5`0"
Bedroom	Upper	9`6" x 13`8"
Bonus Room	Upper	11`9" x 14`0"
Bedroom - Primary	Upper	11`5" x 17`2"
Bedroom	Basement	11`9" x 11`4"

Family Room  
Furnace/Utility Room

Basement  
Basement

18`1" x 29`10"  
6`9" x 19`1"

Other

Basement

8`10" x 5`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1413190**

Zoning:  
**R-G**

Remarks

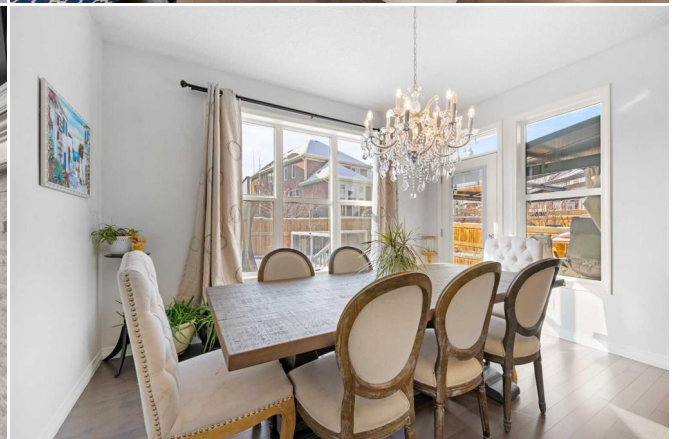
Pub Rmks: **Welcome home! Loved and cared home by the original owners. Located in the prestigious and highly sought-after lake community of mahogany where beautiful beaches and a vibrant lifestyle await you. Step inside this beautiful and upgraded home where you will find the spacious entry. On the main floor, you will see the open floor plan with a kitchen, a living room with a cozy fireplace, and a dining room area for your entertainment. Tucked away for your privacy you will have the main floor bathroom and the entrance to the HEATED double car garage. You will LOVE the backyard and the massive composite deck with glass wrapped around it for all your guests. The backyard has plenty of privacy with the way the lot is situated. a lot of grass space for the kids to run and a garden at the back for all the Gardeners lovers. the newly developed basement has a cozy feel and plenty of light that comes in for extra space. As you go upstairs the den room has beautiful French doors that make it private. In the ensuite bathroom, there is his and her side which makes it perfect for keeping this organized. A few more upgrades that have been added to the house are A/C, Kitchen aid appliances, Reverse osmosis system, Chandeliers, water softener, and granite countertops. This home is located in such a convenient location in Mahogany, close to 52st, walking distance to the park, Westman village, Mahogany plaza with all the stores and of course walking distance to the lake . Do not miss out on this opportunity to own this amazing home in the amazing award-winning community. Contact your favorite community**

Inclusions:  
Property Listed By: **Garage Heater  
eXp Realty**

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







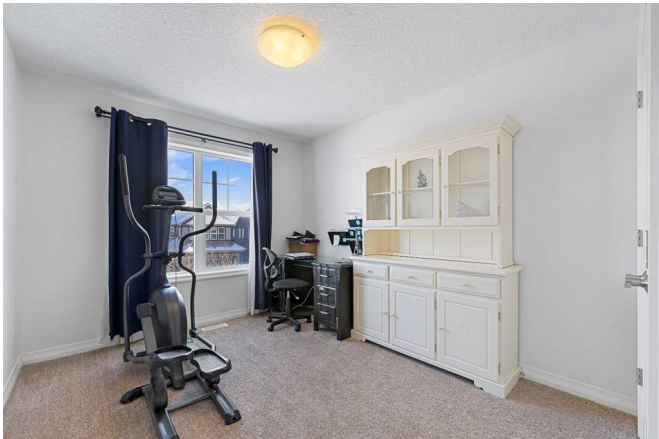
















**27 Mahogany Passage SE, Calgary, AB**

Main Floor Exterior Area 7001.19 sq ft  
Excluded Area 498.03 sq ft



PREPARED: 2024/02/12



White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**27 Mahogany Passage SE, Calgary, AB**

2nd Floor Exterior Area 12778.91 sq ft  
Excluded Area 3.16 sq ft



PREPARED: 2024/02/12



White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**27 Mahogany Passage SE, Calgary, AB**

Basement (Below Grade) Exterior Area 917.43 sq ft



PREPARED: 2024/02/12



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