

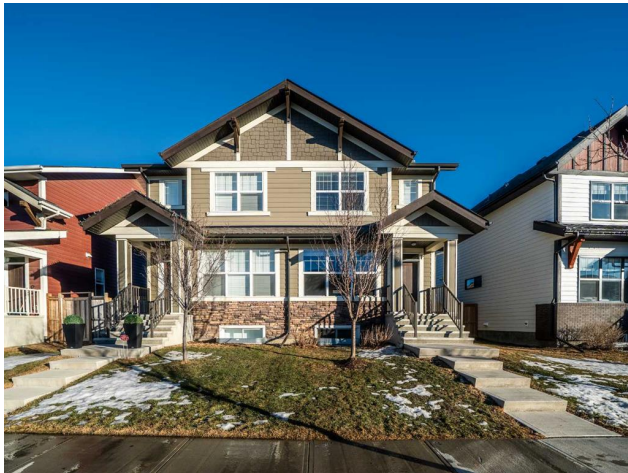


THE
A-TEAM

**RE/MAX
FIRST**

849 MAHOGANY Boulevard, Calgary T3M 2H1

MLS® #: **A2197024** Area: **Mahogany** Listing Date: **02/27/25** List Price: **\$594,900**
 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: **2017**
 Lot Information
 Lot Sz Ar: **2,906 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, Landscaped**
 Park Feat: **Double Garage Detached, Heated Garage**

DOM

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Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Cement Fiber Board, Stone**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings**
 Int Feat: **Kitchen Island, Open Floorplan, Pantry, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`4"	Dining Room	Main	13`5" x 12`1"
Kitchen	Main	14`4" x 13`10"	Living Room	Main	11`2" x 11`8"
3pc Ensuite bath	Second	5`9" x 8`7"	4pc Bathroom	Second	4`11" x 8`2"
Bedroom	Second	8`4" x 13`3"	Bedroom	Second	8`7" x 10`8"
Bedroom - Primary	Second	11`1" x 11`7"			

Title: **Fee Simple**
Legal Desc: **1611565**

Zoning: **R-2M**

Remarks

Pub Rmks: **Introducing 849 Mahogany Boulevard SE, a stunning showstopper semi-detached home located in the heart of Mahogany! This gorgeous home offers a lifestyle like no other in the city. If you've ever dreamed of enjoying the beach life, look no further because Mahogany has it all! It is within walking distance to the walking pathways/biking trails and the green space. Featuring 1300 SQFT of functional living space, you'll be amazed at how open and bright this home is. Upon entrance, you have a lovely living room with built-in features and a fireplace to keep you warm and cozy in the winters. Adjacent to the living room is your dining area, followed by your dreamy chef-style kitchen featuring quartz countertops, classy backsplash, stainless appliances, cabinets to the ceiling, a center island with storage, and a pantry. You can cook your favorite meals while overlooking the open floor plan. On the main floor, there's even space to add a bar or a work desk beside the stairs, giving you versatility and customization options. Walking upstairs, you'll notice 3 spacious bedrooms, stacked laundry, storage, and 2 bathrooms. The airy master bedroom easily fits a king-size bed and has its own ensuite with a standing shower and a walk-in closet. 2 other bedrooms overlooking your backyard and a shared full bathroom complete this level. Your undeveloped basement is awaiting your creative ideas. Your sun-filled south backyard with a wider deck is a treat for your kids and would serve as a perfect spot for a gathering. The detached HEATED DOUBLE CARGARAGE serves as a bonus among many others. Minutes away from Mahogany School, Divine Mercy Catholic School, Mahogany Beach Club, restaurants, bars, cafes, and easy access to the stoney trail! Check out the 3D tour and book a showing today.**

Inclusions: **Heat Recovery Ventilator**
Property Listed By: **CIR Realty**

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

