



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**39 MASTERS Square, Calgary T3M 2N3**

MLS®#: **A2197529**      Area: **Mahogany**      Listing Date: **02/26/25**      List Price: **\$589,900**  
 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: **2016**  
Lot Information  
 Lot Sz Ar: **2,830 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Cul-De-Sac,Low Maintenance Landscape**  
 Park Feat: **None,On Street**

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Attached-Side by Side**  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Composite Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **R-2M**  
 Legal Desc: **1611565**

Remarks

Pub Rmks:

Located in Calgary's premier lake community of Mahogany, this semi-detached two-storey home sits across from a park, offering an ideal setting for families. With over 1,900 square feet of developed living space, it features four bedrooms and three and a half bathrooms, combining modern finishes with functional design. The main floor welcomes you with vinyl plank flooring and large windows that fill the home with natural light. The open-concept layout seamlessly connects the living room, dining area, and kitchen. Whether you're unwinding in the inviting living room after a long day or gathering with loved ones in the spacious dining area, this home is designed for comfort and connection. The stunning kitchen is perfect for both casual meals and entertaining, featuring quartz countertops, stainless steel appliances, a central island, breakfast bar seating, ample cupboard and counter space, and a pantry. Convenient built-in storage at the back entrance and a two-piece powder room complete this level. Upstairs, the spacious primary retreat boasts a walk-in closet and a three-piece ensuite with an oversized shower. Two additional bedrooms, a four-piece bathroom, and a laundry area provide comfort and practicality. Plush carpet flooring adds warmth to this level. The finished basement expands the living area with a large recreation room, a fourth bedroom with a walk-in closet, a three-piece bathroom, and additional storage. Vinyl plank flooring throughout ensures durability. Step outside to the backyard with a spacious deck for outdoor gatherings, a lush grassy area, a storage shed, and a dedicated dog run. There is also the opportunity to add a double detached garage, enhancing both convenience and value. Enjoy all that Mahogany has to offer, including a 10-minute walk to the Mahogany Beach Club, where residents have exclusive access to Calgary's largest lake, sandy beaches, a splash park, tennis courts, a fishing pier, non-motorized marina, and more. The community is designed for an active lifestyle with 74 acres of naturalized wetlands, 22 km of pathways, and numerous parks, playgrounds, and ponds nearby. Mahogany Village Market is just a five-minute drive away, offering shops, restaurants, and essential services. Westman Village, home to dining destinations like Chairman's Steakhouse and Alvin's Jazz Club, is also close by. Convenient access to Stoney Trail and Deerfoot Trail makes commuting easy. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Inclusions:

None

Property Listed By:

Real Broker

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





















