



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 MAHOGANY Cove, Calgary T3M 2S5**

MLS®#: **A2199171**      Area: **Mahogany**      Listing Date: **03/06/25**      List Price: **\$1,499,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **4,854 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,627**  
 Low Sqft:  
 Ttl Sqft: **2,627**

DOM

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

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Lake,Landscaped,Low Maintenance Landscape**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board,Stone**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Wet Bar**  
 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-G**  
 Legal Desc: **1712255**

Remarks

Pub Rmks: **If you are looking for the prettiest home in the community, you must view this home. If you are looking for lake views, you must view this home. if you are looking**

for curb appeal, greenspace, a short walk to the lake, an easy stroll to shopping, restaurants and easy access out of the community, you must view this home. This home is truly better than new and very gently lived in. As you enter you will notice attention to detail everywhere you look. A large, tiled entrance is the perfect place to greet your family & friends. White oak hardwood flows through the majority of the main level. The office is located near the entrance making this the perfectly private space to work or homeschool. The huge walk-in front closet will help keep everyone organized. Even the 2 piece bathroom is pretty. As you peak around the corner, take a minute to take in the beautiful finishings of not only the kitchen but the towering 2 storey stone fireplace. The kitchen features white cabinets that stretch to the ceiling. There is a gas stove top, built-in oven and built-in convection oven/microwave. The butler's pantry has a ton of cupboards, and it gives you more counter space. It has a clever exit to the mudroom with access to your triple car garage. The dining room was made for entertaining with room for your huge table. Enjoy the ambiance of the double-sided fireplace and beautiful views. The living room has lake views and like the dining room, the soaring ceilings and the fireplace make it so inviting. Make your way upstairs and here you will find a bonus room that partially opens to below. This clever layout gives this room an open concept feel yet still allows for privacy. The generous secondary bedrooms share a 4 piece bathroom and are located at the back of this level. The laundry room has a sink and plenty of storage. Wait until you see the primary suite! Enter and take two steps down. Notice the vaulted ceiling, gorgeous chandelier and massive walk-in closet. The ensuite is well thought out with vanities on either side of the room, this making it easy for two people to get ready at the same time. If you want a fun space or if you are just simply looking for more room for the kids, check out the walk-out basement. The finishings down here are every bit as beautiful as the main levels. The family room is generous enough for your massive TV and sectional and the games room will easily handle your poker or pool table. The wet bar has a double drawer fridge and freezer with an ice maker. You will also find the 4th bedroom and 4th bathroom down here. The 5th bedroom is framed and ready to be finished. Head outside and enjoy either your upper deck or your lower covered patio. Both offer incredible lake and greenspace views. You will appreciate your low maintenance landscaping, giving you more time at the lake which is only a few minutes down the walking path. Stunning homes in this community, with these views on greenspace rarely come on the market and they certainly do not last.

Inclusions:

Property Listed By:

Garage door opener (2), garage door remotes (3), bar fridge, bar freezer,  
RE/MAX Realty Professionals

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













