



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**612 MASTERS Road, Calgary T3M 2B6**

MLS®#: **A2201101**

Area: **Mahogany**

Listing Date: **03/21/25**

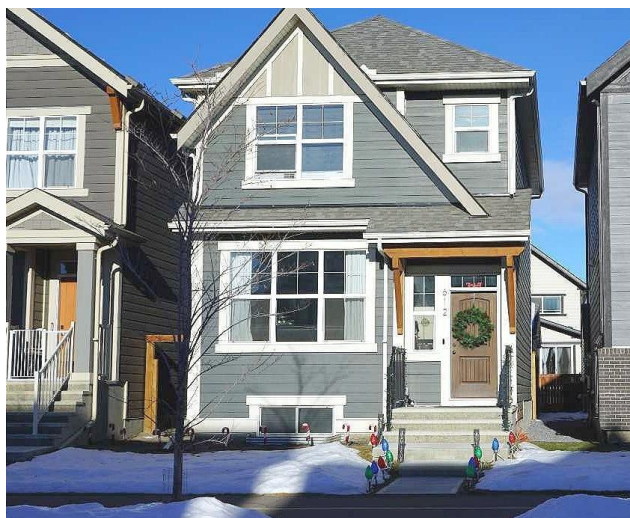
List Price: **\$654,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,691 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,446**  
Low Sqft:  
Ttl Sqft: **1,446**

DOM

**15**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Interior Lot,Rectangular Lot,Zero Lot Line**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Cement Fiber Board,Manufactured Floor Joist,Silent Floor Joists**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Recreation Facilities,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 12`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 11`0"</b>	<b>Storage</b>	<b>Main</b>	<b>6`0" x 6`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

**Bedroom - Primary  
Bedroom**

**Second  
Second**

**13`6" x 11`0"  
11`11" x 8`10"**

**Bedroom**

**Second**

**9`7" x 9`4"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1810675**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Located in the lake community of Mahogany. This 3 bedroom 2 bath home includes double car garage with Hardie board siding. 220 volt power in garage. Modern Design and colors. Lots of natural light. Communities amenities include lake, 2 beaches main and west , fishing, boating, and swimming, tennis courts, volley ball basket ball, splash park, and much more. Year round activities include hockey, skating on the lake. Rear yard features a concrete paver patio Call now to view!!**

Inclusions:  
Property Listed By:

**n/a  
Diamond Realty & Associates LTD.**

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







