

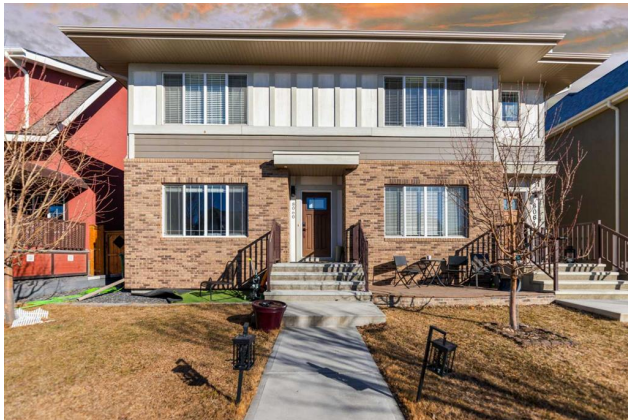


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8060 MASTERS Boulevard, Calgary T3M 2B9**

MLS® #: **A2202113**      Area: **Mahogany**      Listing Date: **03/13/25**      List Price: **\$540,000**  
 Status: **Pending**      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: **2,970 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Close to Clubhouse,Rectangular Lot**  
 Park Feat: **Parking Pad**

DOM

**23**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Attached-Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Brick,Cement Fiber Board,Wood Frame**  
 Flooring: **Carpet,Concrete,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry**  
 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**  
 Legal Desc: **1413493**  
 Zoning: **R-2M**

Remarks

Pub Rmks: **This beautiful semi-detached home is a rare gem in Calgary's most sought-after lake community! The ONLY duplex at this price in the neighborhood, just 550**

meters from the Mahogany Beach Club, offering exclusive access to year-round lakeside living. Perfect for first-time homebuyers, this home provides an incredible opportunity to own in Mahogany with the potential to build a garage and finish the basement, adding even more value. Inside, the open-concept main level is designed for modern living, featuring wide-plank laminate flooring throughout. The spacious south-facing living room is filled with natural light, creating a warm and inviting atmosphere. The gourmet kitchen is both stylish and functional, boasting full-height shaker cabinetry, a classic subway tile backsplash, stainless steel appliances, and a large kitchen island with additional seating, making it the perfect space for entertaining. A 2-piece powder room and a rear mudroom complete the main floor. Upstairs, you'll find two generous primary bedrooms, each with walk-in closets and private en suites. The front primary suite includes a 4-piece en suite with ample storage, while the second bedroom features a 3-piece en suite with a walk-in shower, offering privacy and convenience. The unfinished basement is a blank slate, with the potential to add a third bedroom, a family room, and a full bathroom (roughed-in), giving you the flexibility to expand your living space as needed. Outside, the fully landscaped backyard provides plenty of green space for relaxation, while the rear deck with a gas line for a BBQ is perfect for summer gatherings. Plus, there's ample room to build a garage, allowing you to customize the space to suit your needs. This home offers easy access to Mahogany Beach Club, Auburn Bay, and Seton, with shopping, dining, and entertainment just minutes away. With no condo fees, unbeatable value, and the best location in Mahogany, this home won't last long. Book your private showing today!

Inclusions:

Property Listed By:

N/A

Real Broker

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













