

$ 975,000.00

# 9 MAHOGANY MANOR CALGARY

https://paulbrinton.com

- 4 beds
- 4 baths
- Detached
- Residential
- Active

Have you ever seen leather floors in a home before? Today is the day you will and it's just a hint of the design aesthetic and quality of the build you will see. Unmatched elegance when you tour the home is breathtaking, with coffered ceilings, modern lighting, a generous floor...

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1157928

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-29 18:33:15

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/04/21

**Two Piece Bath:** 1

**Lot size:** 4628 sq ft

**Year built:** 2010

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Beach Access

**Community Features:** Lake,Park,Schools Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Total Parking:** 4

**Flooring:** Carpet,Ceramic Tile,Tile

**Fireplace Features:** Gas

**Exterior Features:** Lighting

**District:** CAL Zone SE

**Inclusions:** Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Tankless Water Heater, Washer, Water Softener, Window Coverings, Play Structure

**Interior Features:** Bar,Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Tankless Hot Water,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s)

**Lot Features:** Backs on to Park/Green Space,Close to Clubhouse,Low Maintenance Landscape,Level

**Roof Type:** Asphalt Shingle

**Heating Type:** In Floor,Forced Air,Hot Water,Radiant

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Upper Level

**Zoning:** R-1

**Transaction Type:** For Sale

**List Price Square Foot:** $ 324.45

**Photo Count:** 48

**Rooms Above Grade:** 9

**Construction Materials:** Composite Siding

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 12.77M 41`11"

**Appliances:** Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Tankless Water Heater,Washer,Water Softener,Window Coverings

**Living Area SF:** 3079.09

**Subdivision Name:** Mahogany

**Structure Type:** House

**Lot Size Acres:** 0.11

**Restrictions:** Easement Registered On Title,Restrictive Covenant-Building Design/Size