



GRASSROOTS
REALTY GROUP

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98 Mahogany Passage SE
Calgary, Alberta

MLS # A2214848



\$979,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,521 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Landscaped, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Open House: Sunday May 4th 11:00 -15:00 Welcome to this bright, lovely 2-storey family home located in the well-established, sought-after community of Mahogany. This home offers around 3,500 square feet of developed living space, with a total of 4 bedrooms and 4 bathrooms. The main level has a large foyer leading to the Kitchen. Contemporary open floor plan, hardwood flooring, granite counter tops, built-in oven and microwave, stainless steel appliances, walk-through pantry, a bright dinning room with beautiful Chandeliers. The open concept dinning and living area is designed for family entertaining, around a modern, cozy fireplace. Large windows flood the main level with lots of natural lights. Step out to the fully landscaped backyard: a large sunny deck with a professionally done concrete patio, flower beds, paved walking path. Upstairs has a spacious bonus room with built-in speakers for family entertainment or use it as an extra living space. The huge primary suite offers 5pc ensuite which serves as a private retreat, and large walk in closet. It also has a large window which you can enjoy the views of the landscaped backyard and the beautiful sunset. There are also two good sized bedrooms upstairs with walk-in closets, 4 pc bathroom, laundry room and storage areas. The professionally designed, fully finished basement has another large family/rec room, 3 pc bathroom, and an office/den, which can used as a bedroom in the basement. This Jayman built house has over \$50,000 upgrades, including Hardwood flooring throughout main level, upgraded fireplace, 9-feet basement height, upgraded handles and knobs, 4 Chandeliers, Built-in speakers in bonus room, upgraded granite countertops in all washrooms, Rough-in gas line for patio BBQ, Over-sized garage with custom built-in Shelves, Built-in Shed under patio. Located in the Award-winning

lakeside community of Mahogany, this home offers exclusive access to Mahogany beach club. 5 minutes walk to parks and playground, 10 minutes walk to elementary school, shops and grocery stores. 5 minutes driving to the South Health Campus, Seton YMCA, library. Easy access to Deerfoot Trail, Stoney Trail. Pride of ownership is evident throughout in this well-maintained home – call your realtor today and start making family memories here!