



GRASSROOTS
REALTY GROUP

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27 Mahogany Passage SE
Calgary, Alberta

MLS # A2216149



\$930,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,257 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to the award-winning lake community, Mahogany Living! Loved and cared home by the original owners. Located in the prestigious and highly sought-after lake community of Mahogany where beautiful beaches and a vibrant lifestyle await you. You can notice the home has A LOT of windows that bring in natural light during the day. Inside this beautiful and upgraded home where you will find the spacious entry. On the main floor, it is open floor plan with a kitchen that has big beautiful island with a mini fridge to keep the cool drinks and a breakfast bar, a lot of counterspace with a pantry . living room with a cozy fireplace, and a big dining room area for your entertainment. Tucked away for your privacy you will have the main floor bathroom and the entrance to the HEATED double car garage. You will LOVE the backyard and the massive composite deck with glass wrapped around it for all your guests. The backyard has plenty of privacy .The developed basement has a cozy feel , providing extra space with a bedroom and a full bathroom for your guests to stay. As you go upstairs, the big bonus room has beautiful glass French doors that make it private. In the ensuite bathroom, you will have his and hers sink with a makeup station on her side and his and her closets! perfect to make it organized. The upstairs floor has three big size bedrooms and a laundry room . A few more upgrades that have been added to the house are A/C, Kitchen aid appliances, Reverse osmosis system, Chandeliers, water softener, granite countertops and front yard sprinkler system . This home is located in such a convenient location in Mahogany, close to 52st, walking distance to the park, Westman village, Mahogany plaza with all the stores and 5 minutes walking distance to the lake . Do not miss out on this opportunity to own this amazing home in the amazing award-winning

community. Contact your favorite realtor.