



GRASSROOTS
REALTY GROUP

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318 Mahogany Manor SE
Calgary, Alberta

MLS # A2223475



\$930,000

Division:	Mahogany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,533 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Located in the heart of Mahogany, this beautiful bungalow strikes the perfect balance between high-end finishes and everyday comfort. The moment you walk in, you'll notice the open and bright layout thanks to the vaulted ceilings, skylight, and natural calming tones throughout. The main floor is designed to make life easy and enjoyable. There's built-in audio so you can play music straight from your phone, smart shades that adjust at the push of a button, and Gem Lights under the soffits so you can set the mood outside year-round—whether it's for a quiet night in or a festive gathering. The primary bedroom offers a peaceful escape, complete with a spacious ensuite and plenty of closet space. A second bathroom on the main level adds convenience for guests or family. Downstairs, the fully finished basement gives you even more room to spread out. You'll find two large bedrooms, a cozy TV or hangout area, and a rough-in for a wet bar if you ever want to build one in. There's also tons of storage space, and a water softener already installed. The double car garage includes an electric vehicle plug-in—just one of the many little touches that make this home stand out. Mahogany itself is a big part of the appeal: lake access, walking paths, and great amenities all just steps away. Whether you're hosting friends, relaxing at home, or heading out into the community, this home is set up to make it all feel easy and effortless.