



GRASSROOTS
REALTY GROUP

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198 Mahogany Passage SE
Calgary, Alberta

MLS # A2237138



\$829,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,396 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt
Basement:	Full, Unfinished
Exterior:	Cement Fiber Board, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

****OPEN HOUSE - Saturday, August 9th - 12 to 2 pm - GIVING AWAY A GIANT CHOCOLATE BAR**** Welcome to the award-winning lake community of Mahogany where beautiful beaches and an exciting vibrant lifestyle awaits you! This home is located in a very convenient location in Mahogany within walking distance to the park, hospital and grocery stores, as well as many restaurants, Westman Village, and the stunning Mahogany lakes. This amazing abode is also located tangibly close to the bus stop for very quick access! This is a very quiet family area with amazing neighbors. As you enter this beautiful home notice the 100-year-old barn wood that ordains the entrance way. Enjoy a modern large home with beautiful hardwood floors, quartz countertops, fireplace, 9-foot ceilings and yes there is four bedrooms upstairs – plus MASSIVE BONUS ROOM! Perfect for your growing family. The basement is very well laid out ready for your ideas for completion. The backyard is private with a massive two-tiered deck! Since this home is located in an exceptional location very close to arterial roadways you will not have to drive through all of Mahogany to get home after work or shopping. NO TRAFFIC CIRCLES! Do not miss out on this opportunity to own this amazing home in one of Calgary's most sought-after lake communities.