



GRASSROOTS
REALTY GROUP

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142 Mahogany Heights SE
Calgary, Alberta

MLS # A2243856



\$659,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,712 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully updated family home in the heart of Mahogany—Calgary's award-winning lake community designed for active, connected living! This spacious 2-storey offers 3 bedrooms plus a main floor den, perfect for a home office, playroom, or study space. The open-concept main floor is bright and welcoming, featuring a cozy custom gas fireplace in the living room and a stunning kitchen with full-height white cabinetry, built-in pantry drawers, dark granite countertops, stainless steel appliances, and a large island—perfect for family meals and entertaining. Upstairs, the primary bedroom is a peaceful retreat with a walk-in closet and spa-inspired ensuite with soaker tub and separate shower. Two more generously sized bedrooms (one with its own walk-in closet), a full 4-piece bathroom, and a convenient upper-level laundry room make everyday living easy. The unfinished basement offers tons of room to grow, while the fully fenced west-facing backyard with a deck is ideal for kids to play and for relaxing summer evenings. A detached double garage adds extra storage and parking. Recent updates within the last 30 days include new carpet and underlay, fresh interior paint, a new kitchen sink and faucet, updated exterior doors, garage door, front steps and railing, plus fresh new landscaping in both the front and back yard. Quick commuter access to Deerfoot and Stoney Trail and just steps from parks, pathways, schools, retail and Mahogany's 63-acre lake and 74 acres of wetlands, this home is ready for your family to move in and start making memories!