



**GRASSROOTS**  
REALTY GROUP

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**159 Mahogany Grove SE**  
**Calgary, Alberta**

**MLS # A2252235**



**\$650,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,353 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Hood Fan

Welcome to your new home in the award-winning community of Mahogany! This stunning 3-bedroom, 2.5-bathroom detached home offers the perfect blend of modern comfort, functional design, and access to one of Calgary's most desirable lake communities. Whether you're a young family looking to grow or simply someone who appreciates quality living, this property is ready to impress. As you step inside, you're greeted by a bright and inviting open-concept main floor. The spacious living room features a cozy gas fireplace, creating a perfect gathering spot for family and friends during those cooler evenings. Just off the living area is the dining room, enhanced with stylish modern lighting, making every meal feel special. The adjoining kitchen boasts ample counter space, sleek stainless steel appliances, and a functional layout designed for both everyday cooking and entertaining. A convenient pantry provides additional storage, while the thoughtfully placed half bath and mudroom complete the main floor for added practicality. Step outside into your own private garden oasis. A large, sunny deck is ideal for summer barbecues, morning coffee, or simply relaxing with a good book. Several planter boxes are ready for your gardening adventures—whether you dream of fresh herbs, colorful flowers, or homegrown vegetables. Beyond the backyard, you'll find a double detached garage, offering secure parking and additional storage. Head upstairs and discover a thoughtfully designed second level. The primary bedroom is generously sized and includes a walk-in closet and a private ensuite, providing the perfect retreat at the end of the day. Two additional bedrooms and another full bathroom complete the upper level, making it a functional and comfortable space for children, guests, or a home office. The undeveloped basement awaits your

personal touch, offering endless possibilities. Whether you envision a home theatre, gym, recreation area, or additional bedrooms, the open layout gives you the flexibility to create a space tailored to your lifestyle. The basement also houses the laundry area for convenience. Living in Mahogany means more than just owning a home—it's about being part of a vibrant, amenity-rich community. Known as one of Calgary's most sought-after neighborhoods, Mahogany consistently ranks at the top for its lifestyle offerings. Imagine weekends spent at the community lake, where you can swim, kayak, paddle board, or simply lounge on the beach. Explore the scenic canals, take the kids to the playgrounds, or enjoy community events at the association hall. Everyday essentials are just minutes away, with restaurants, shopping, schools, and hospitals all within the community or nearby. For dining, treat yourself to Chairman's Steakhouse, one of Calgary's premier restaurants, or explore the growing number of local cafés and eateries. With easy access to major roadways, commuting is simple, while the abundance of local amenities means you may never need to leave the neighborhood.