

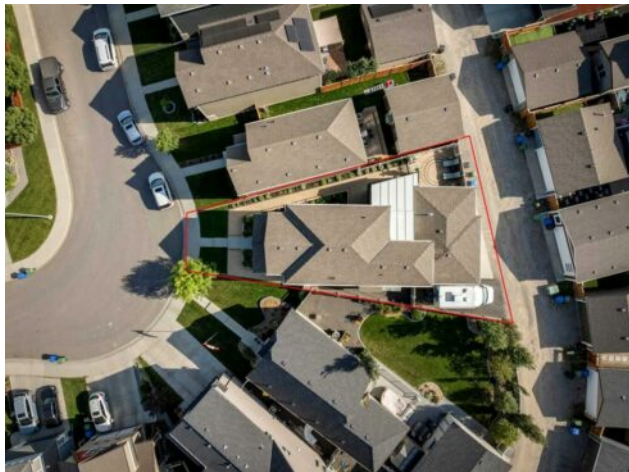


GRASSROOTS
REALTY GROUP

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68 Mahogany Crescent SE
Calgary, Alberta

MLS # A2252302



\$850,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Garage Faces Rear, Heated Garage, In Gar		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Low Maintenance Landscape, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Mixed, Other	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Built in Speakers, Light Fixtures, Nest Thermostat, RING doorbell, Security System & cameras, control 4 system, sprinkler system, Keyless entry locks on all exterior doors		

Nestled on a tranquil street, this beautifully appointed home is the perfect blend of sophistication and functionality. Situated on a spacious 4,700 sq.ft. pie-shaped lot, it offers over 2,700 sq.ft. of impeccable living space—plus an additional 350 sq.ft. heated sunroom, allowing you to enjoy the outdoors year-round. Step inside and be welcomed by a grand front entry featuring luxury vinyl plank flooring, stylish double French doors, a built-in storage bench, and a generous closet. The main level offers open-concept living, anchored by a dream kitchen designed for both entertaining and everyday living. Custom extended cabinetry, a built-in credenza, and top-of-the-line KitchenAid appliances make this a chef's paradise. A dedicated main-floor office provides the perfect work-from-home retreat. Upstairs, vaulted ceilings and thoughtfully added windows flood the space with natural light. Motorized Hunter Douglas blinds throughout the home offer effortless privacy and ambiance. The expansive primary suite serves as a true sanctuary, featuring a walk-in California closet and a luxurious 5-piece ensuite complete with a soaker tub, double sinks, and a built-in vanity. Two additional spacious bedrooms, a 4-piece bath, and a private laundry room complete the upper level. The basement awaits your personal touch—currently used as a luxury gym & sauna escape. Built-in surround sound extends throughout the entire home, including the basement, for an immersive entertainment experience. Your private outdoor oasis includes a southeast-facing enclosed sunroom with a cozy fireplace and gas line for your BBQ. Step out onto the beautifully designed brick patio, surrounded by a perennial garden and maintained with an automated sprinkler system. Exterior gemstone lighting adds a touch of magic to the home's facade. The heated triple car garage

offers ample room for vehicles, hobbies, or storage, and comes equipped with three EV charging plugs. Additional features include a 50-amp RV plug with space to accommodate a 30-ft RV, a custom garden shed, and convenient side storage. This home is equipped with premium systems for modern living—air conditioning, water softener, reverse osmosis, and a full Control 4 smart home security and camera system, providing peace of mind. Every detail in this property reflects quality craftsmanship and thoughtful design. Located just a short walk to the lake and minutes from South Health Campus and all essential amenities, this is a rare opportunity that you don't want to miss. Be sure to view the brochure for a comprehensive list of premium upgrades.