

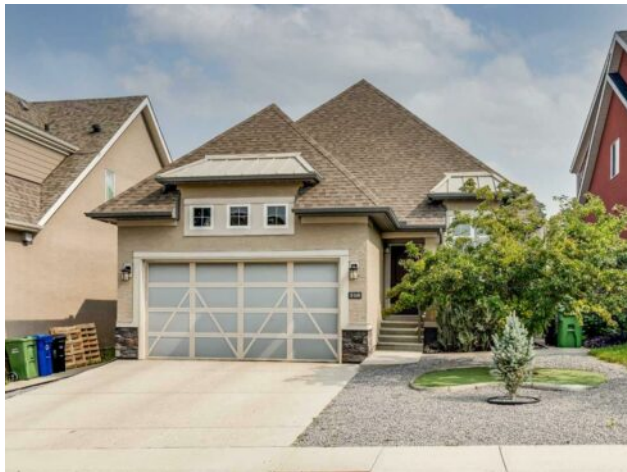


**GRASSROOTS**  
REALTY GROUP

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**318 Mahogany Manor SE**  
**Calgary, Alberta**

**MLS # A2254655**



**\$895,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,533 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 Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Re		

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

Welcome to this stunning executive bungalow in the sought-after community of Mahogany, where refined living meets exceptional comfort. Built by Morrison Homes, this residence offers a perfect blend of luxury, convenience, and relaxed estate-style living. As you enter, you'll be greeted by a bright and spacious main floor with soaring ceilings, a skylight that floods the space with natural light, and neutral tones that create a calm and welcoming atmosphere. The living room features built-in speakers, allowing you to effortlessly enjoy your favourite tunes with just a tap on your phone. Automated shades provide added convenience, adjusting to your preferences with ease. The under-soffit Gem Lights offer a customizable mood, allowing you to choose the perfect hue for any occasion. The main floor also includes a large primary bedroom with ample closet space and an elegant, spa-like ensuite. A second bathroom ensures comfort and convenience for guests or family. Downstairs, the fully developed lower level provides a wealth of additional living space, with two generously sized bedrooms, a cozy TV area, and a roughed-in wet bar, perfect for entertaining. Storage space is abundant, and the home is equipped with a water softener for added luxury. The home's double garage includes an electric car plug-in service, catering to the modern homeowner's needs. Pride of ownership is evident throughout the home, which showcases careful attention to detail and superior craftsmanship. Residents of Mahogany are treated to a picturesque lake, walking paths, and a wide array of amenities, ensuring there is always something to do or enjoy. Whether you're relaxing at home or exploring the community, this property offers the best of both worlds—creature comforts in an estate-style setting. It's not just a house; it's a lifestyle.

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