



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

123 Mahogany Grove SE
Calgary, Alberta

MLS # A2254914



\$699,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,856 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Car lift in Garage (Negotiable)

Fantastic two-storey home situated on a no-through street on an enormous pie-shaped lot with the ultimate oversized garage/shop all in the sought-after lake community of Mahogany. A front porch welcomes you into the open concept main floor featuring a gourmet kitchen with upgraded stainless steel appliances, a spacious pantry, granite countertops and a massive island with eating bar. The adjoining dining room offers convenience with sliding patio doors that open onto a private side deck perfect for barbecuing. The main floor is completed by a spacious living room and a two-piece bathroom. The upper level showcases three spacious bedrooms, a laundry room and a four-piece main bathroom with the primary suite highlighted by a walk-in closet and a four-piece ensuite with a soaking tub and separate step-in shower. The fully finished basement provides additional living space with a large recreation room and a flex area ideal for a home gym or office. Centrally air-conditioned. The exterior of the home is a true highlight, featuring an enormous, rarely found pie-shaped lot with a beautiful stamped concrete patio creating the perfect setting for relaxing or entertaining. Completing this exceptional property is the oversized twenty-nine-foot by twenty-five-foot heated, detached garage/shop ideal for any car enthusiast, mechanic or those in need of added storage. All this just steps from multiple schools, parks, Mahogany Lake and only minutes from the numerous amenities of Mahogany and offering easy access in and out of the community. Do not miss this incredible opportunity.