



GRASSROOTS
REALTY GROUP

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8 Mahogany Cape SE Calgary, Alberta

MLS # A2261706



\$1,149,800

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,829 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Window Coverings

WALKING DISTANCE TO LAKE ACCESS / DOUBLE FRONT ATTACHED GARAGE / EV VEHICLE CHARGER / WATER SOFTNER / MAINTENANCE FREE BACKYARD / PREMIUM TURF WITH PLAYFOAM UNDERLAY / UPGRADED APPLIANCE PACKAGE / CUSTOM DRAPES / HUNTER DOUGLAS WINDOW COVERINGS / HIGH-END INTERIOR FINISHES THROUGHOUT AND MORE! Discover the epitome of modern luxury in this rare corner-lot 2-storey residence, offering 3 bedrooms, 2.5 bathrooms, and a private, maintenance-free backyard oasis. With over \$150,000 in custom upgrades, this home is truly one-of-a-kind. Step through the grand foyer and into a thoughtfully designed open floor plan, where expansive windows flood the space with natural light. The chef-inspired kitchen features a built-in Dacor refrigerator, Italian Bertazzoni gas range, and a sleek butler's pantry with direct mudroom access. Entertain in style in the elegant dining room with seamless backyard access, or unwind in the stunning living room adorned with a gas fireplace feature, custom drapery and Hunter Douglas window coverings throughout the home. A private executive office with steel walls and glass accents with custom slider steel doors elevates your work-from-home experience, while upstairs, a spacious bonus room offers the perfect family retreat. The primary suite is a true sanctuary, featuring double French doors, intricate wall detailing, heated floors, a spa-inspired ensuite with a walk-in custom shower, and a fully tailored dressing room. Two additional bedrooms share a beautifully appointed bathroom with custom storage, while the convenient upper-level laundry with built-ins and sink completes the thoughtful design. Outdoors, your private composite deck leads to a meticulously curated backyard, featuring premium turf with playfoam

underlay—ideal for children and pets—surrounded by a sleek vinyl fence. Perfectly situated just steps from the beach, shops, and community access, this home is more than a residence—it’s a lifestyle.