



GRASSROOTS
REALTY GROUP

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

35 Mahogany Crescent SE
Calgary, Alberta

MLS # A2262584



\$1,035,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,537 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: Meile Coffee Machine, In-Ceiling Speakers, Garage Heater, Garage Storage Racks, Air Conditioner (x2), Convection Microwave

Welcome to 35 Mahogany Crescent SE, a stunning and meticulously maintained home in one of Calgary's most sought-after lake communities. Offering over 2,500 sq. ft. of finished living space, this residence perfectly combines luxury, comfort, and thoughtful design. With 5 bedrooms, 3.5 bathrooms, and a FULLY FINISHED BASEMENT, with NO SIDE OR REAR NEIGHBOURS! From the moment you arrive, the timeless HARDIE BOARD exterior and beautifully landscaped front entry set the tone. Step inside to discover a bright, open-concept layout. The main living area impresses with a ASTONISHING FIREPLACE, COFFERED CEILINGS in both the bonus room and primary suite, and IN-CEILING SPEAKERS for the ultimate entertainment experience. The chef's kitchen is a true showpiece, boasting QUARTZ COUNTERTOPS throughout, CUSTOM CABINETRY, GAS STOVE, HOOD FAN, CONVECTION MICROWAVE, NEW DISHWASHER, and PREMIUM BUILT-IN APPLIANCES including a MEILE COFFEE MACHINE, FARM SINK, REFRIGERATOR, BAR REFRIGERATOR and much MORE. Upstairs, the primary retreat offers a luxurious escape with a COFFERED CEILING, SPA-INSPIRED ENSUITE FEATURING HEATED FLOORS, STAND ALONE TUB, 10MM GLASS and TILE SHOWER, AND A WALK-IN CLOSET WITH CUSTOM CABINETRY. The upper floor also includes a SPACIOUS BONUS ROOM, ADDITIONAL BEDROOMS, AND ELEGANT DESIGN DETAILS THROUGHOUT. The FULLY FINISHED BASEMENT EXPANDS YOUR LIVING SPACE WITH A LARGE RECREATION AREA, ADDITIONAL BEDROOMS, AND AMPLE STORAGE. Modern conveniences such as TWO AIR CONDITIONING UNITS, a WATER SOFTENER, and HEATED FLOORS IN THE ENSUITE ensure year-round comfort. Step outside to the CUSTOM

CONCRETE PATIO with a CUSTOM BUILT-IN FIREPLACE, ideal for entertaining or relaxing under the stars. Enjoy a GAS LINE BBQ, HOT TUB ROUGH-IN, and a BEAUTIFULLY LANDSCAPED PRIVATE BACKYARD designed for LOW-MAINTENANCE OUTDOOR LIVING. The HEATED DOUBLE GARAGE is a standout feature, complete with EPOXY FLOORS, OVERHEAD STORAGE RACKS, and a GARAGE HEATER, providing functionality and style for every season. Both the roof and furnace are original, reflecting the home's solid craftsmanship and ongoing care. Every detail of this property—from its QUARTS SURFACES and CUSTOM CABINETRY to its thoughtful upgrades and cohesive design—reflects pride of ownership. Ideally located near PARKS, PATHWAYS, SCHOOLS, SHOPPING and MAHOGANY LAKE, this home captures the best of lake community living in Calgary's southeast. Within STEPS TO THE LAKE and BACKING TO GREEN SPACE, 35 Mahogany Crescent SE offers the perfect balance of sophistication and comfort—move-in ready and waiting for its next owners to enjoy an exceptional lifestyle in Mahogany.