

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

82 Mahogany Drive SE Calgary, Alberta

MLS # A2269231



\$525,000

Mahogany

Type: Residential/Five Plus Style: 2 Storey Size: 1,135 sq.ft. Age: 2015 (10 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Detached** Lot Size: 0.05 Acre Lot Feat: Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Lar

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Laminate Roof: Condo Fee: Asphalt **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding, Wood Frame R-2M Foundation: **Poured Concrete Utilities:**

Division:

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters

Inclusions: N/A

Welcome to this beautiful NO-CONDO-FEE townhome in the highly sought-after lake community of Mahogany, offering year-round access to the beach, clubhouse, and an array of outdoor amenities. This immaculate home combines comfort, functionality, and style, with a thoughtfully designed floor plan that takes full advantage of the abundant natural light streaming through the large windows. The main floor boasts 9-foot ceilings and an inviting open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for both relaxing and entertaining. The kitchen is well-appointed with granite countertops, stainless steel appliances, and ample cabinetry, complemented by a blend of laminate and tile flooring that adds both warmth and durability. Upstairs, you'll find two spacious primary bedrooms, each offering a walk-in closet and private ensuite for ultimate convenience and privacy. One of the bedrooms also includes a versatile den area, ideal for a home office or cozy reading nook. The unfinished basement provides plenty of potential for future development—whether you envision a recreation room, home gym, or extra storage space. Outside, enjoy a low-maintenance yard, a welcoming front porch, and a private backyard complete with a cement patio and gas grill hookup, perfect for summer barbecues and relaxing evenings. A detached double garage offers secure parking and additional storage. Recent upgrades include brand-new carpet (2025), a new hot water tank (2025), and a newer oven (2023), making this home truly move-in ready. With its excellent layout, modern finishes, and access to one of Calgary's most desirable lake communities, this Mahogany townhome is a perfect blend of lifestyle and value.