



GRASSROOTS
REALTY GROUP

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601 Mahogany Road SE
Calgary, Alberta

MLS # A2271674



\$524,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	15,259 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 243
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hood Fan, Window Coverings (Blinds), Curtain Rods, Closet Shelving, Doorbell Camera

Welcome to this like-new 2-bedroom, 2.5-bath row townhome offering over 1,300 sq. ft. of thoughtfully designed living space in one of Calgary's most sought-after lake communities. Built in 2023, this bright north/south-facing home blends modern style with impressive energy efficiency—complete with solar panels, triple-pane windows, and a tankless hot water heater. As an added bonus, the seller is offering 6 months of free condo fees—a valuable incentive for buyers. Perfectly positioned just steps from a beautiful park, this home enjoys a rare sense of openness with partial park and mountain views right from your back door. The open-concept main floor features durable vinyl plank flooring, fresh white shaker cabinetry, quartz countertops, and stainless steel appliances. Oversized windows fill the living and dining areas with natural light, while the private deck with a BBQ gas line is ideal for summer grilling. Upstairs, you'll find two spacious double primary suites, each with its own private ensuite—one showcasing a double vanity, soaker tub, and walk-in shower. Built-in closet shelving adds a custom touch, and upper-level laundry brings everyday convenience. The heated double tandem garage provides exceptional parking and storage, upgraded with sleek epoxy flooring. All this, just 2 minutes from the Mahogany Beach Club, offering year-round amenities from swimming and paddleboarding to skating and community events. Moments from shops, dining, schools, and transit, this home delivers the ultimate blend of lifestyle and location—modern comfort, lakeside living, and park-side tranquility all in one, plus 6 months of no condo fees to start you off right.