



GRASSROOTS
REALTY GROUP

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107, 135 Mahogany Parade SE
Calgary, Alberta

MLS # A2273834



\$487,000

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,520 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Low Maintenance Landscape, S		

Heating:	Electric, Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 242
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Stone Counters		
Inclusions:	N/A		

Welcome to this stylish two-storey townhome with a rooftop patio in Calgary's sought-after lake community. The open-concept main floor seamlessly connects the kitchen, dining, and living areas. The modern kitchen features upgraded stainless steel appliances, an island with quartz countertops, and ample storage. Upstairs, enjoy two spacious bedrooms, each with its own ensuite and generous closet space, plus upper-floor laundry. The master bedroom includes an upgraded walk-in shower, and additional premium back splash and finishes enhance the home's modern appeal. This ZEN home is built for efficiency and comfort, with 40% more insulation than code, triple-pane windows, and airtight construction. Energy-efficient features include a high-efficiency heat pump with dual fuel gas and 19 solar panels. The home also offers a fully developed third level and a private rooftop patio, perfect for entertaining or relaxing outdoors.