



GRASSROOTS
REALTY GROUP

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234 Mahogany Passage SE
Calgary, Alberta

MLS # A2274798



\$785,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,088 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
Inclusions:	Play set in Backyard		

Welcome to beautiful Mahogany, one of Calgary's most sought-after, family-friendly lake communities. This thoughtfully updated and well-maintained two-storey home reflects true pride of ownership and offers a functional layout with generous living space, making it an excellent option for families. The main floor features a kitchen with dark maple cabinetry, white quartz countertops, full counter-to-ceiling tile backsplash, and a gas range with hood fan. Additional highlights include 9 ft ceilings, upgraded baseboards, central A/C, Hunter Douglas window coverings, and a gas fireplace. Upstairs, the primary bedroom includes a spacious ensuite with raised quartz countertops. Two additional bedrooms and upper-floor laundry complete the level. The basement has been professionally developed and adds a fourth bedroom, a full bathroom, and a large rec room. Outside, the west-facing backyard is fully landscaped and includes a natural gas line on the deck. An extended driveway and concrete walkway provide convenient backyard access. Residents enjoy year-round lake access with private beach use, clubhouse amenities, and skating rinks in the winter months. Located close to schools, playgrounds, and everyday amenities, this home is a great opportunity to live in one of Calgary's premier lake communities.