



**GRASSROOTS**  
REALTY GROUP

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**206 Mahogany Passage SE**  
**Calgary, Alberta**

**MLS # A2278887**



**\$850,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,539 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** TV Brackets, Kitchen Table

OPEN HOUSE SATURDAY, JANUARY 31ST FROM 12&ndash;2PM Welcome to 206 Mahogany Passage SE, a beautifully designed family home in the heart of Calgary&rsquo;s premier LAKE COMMUNITY of Mahogany, offering over 2,500 square feet of thoughtfully planned living space with a seamless balance of style, comfort, and functionality. Step inside the private entryway that leads to the the open-concept main floor including hardwood flooring throughout. The spacious living room is anchored by a cozy gas fireplace, flowing effortlessly into the dining area&mdash;perfect for both everyday living and entertaining. The show-stopping kitchen features DOUBLE ISLANDS, built-in appliances, ample counter space, and generous pantry storage, making it ideal for hosting gatherings or preparing family meals. . A convenient two-piece powder room and a large mudroom with direct access to the oversized double attached garage complete the main level. Upstairs, the primary retreat offers a peaceful escape with a spacious walk-in closet and a luxurious five-piece ensuite with a custom tile and glass shower. Two additional well-sized bedrooms share a second five-piece bathroom, while upper-level laundry adds everyday convenience. A versatile bonus room completes this level, providing flexible space for relaxation, work, or play. The undeveloped lower level offers endless potential, with room for a future recreation area, home gym, media room, or additional storage&mdash;ready to be customized to suit your lifestyle. Step outside to your well manicured private backyard with NO REAR NEIGHBOURS. Enjoy the spacious deck perfect for entertaining and BBQing. Don't forget the Air Conditioner for the hot summer nights. Located in one of Calgary&rsquo;s most desirable communities, Mahogany offers year-round lake access, scenic pathways, parks,

schools, shopping, and everyday amenities just moments away. With exceptional living space, premium features, and an unbeatable neighbourhood lifestyle, this home is an opportunity not to be missed.