



GRASSROOTS
REALTY GROUP

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35 Mahogany Crescent SE
Calgary, Alberta

MLS # A2280786



\$1,099,888

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,537 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Heated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Meile Coffee Machine, In-Ceiling Speakers, Garage Heater, Garage Storage Racks, Air Conditioner (x2), Convection Microwave

Welcome to 35 Mahogany Crescent SE, a meticulously maintained home in one of Calgary's most desirable lake communities. Offering over 3,500 sq. ft. of fully finished living space, this residence features 5 bedrooms, 3.5 bathrooms, a fully finished basement, and no side or rear neighbours for exceptional privacy. The open-concept main floor showcases a stunning feature fireplace, coffered ceilings, in-ceiling speakers, and a chef-inspired kitchen with quartz countertops, custom cabinetry, gas range, premium built-in appliances, and a Miele coffee machine. Upstairs, the primary retreat includes a coffered ceiling, spa-like ensuite with heated floors, freestanding tub, glass and tile shower, and a walk-in closet with custom cabinetry. A spacious bonus room and additional bedrooms complete the upper level. The finished basement offers a large recreation area, additional bedroom(s), and ample storage. Enjoy year-round comfort with dual A/C units, water softener, and heated ensuite floors. Outside, relax on the custom concrete patio with built-in fireplace, gas BBQ line, hot tub rough-in, and a beautifully landscaped, low-maintenance backyard backing onto green space. The heated double garage features epoxy floors, overhead storage, and a garage heater. Ideally located steps from Mahogany Lake and close to parks, pathways, schools, and shopping. Move-in ready and offering an exceptional lifestyle in Mahogany.