



GRASSROOTS
REALTY GROUP

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5 Mahogany Square SE Calgary, Alberta

MLS # A2283177



\$795,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,256 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Vinyl Windows, Wired for Sound		

Inclusions: Alarm System AS-IS, Telecom panel

Welcome to 5 Mahogany Square SE, a beautifully maintained, one-owner home located in one of Calgary's most sought-after lake communities. Ideally positioned just steps from Mahogany Lake and moments from the vibrant Mahogany shopping and dining district, this home delivers an exceptional blend of lifestyle, convenience, and value. With quick and easy access in and out of the community, daily commuting and weekend getaways are refreshingly effortless. Situated on a desirable corner lot and framed by a solid cedar fence, this two-storey residence offers 2,266 sq. ft. of finished living space, thoughtfully designed for both comfort and versatility. The inviting main floor showcases a cozy fireplace, a generous dining nook, and an open-concept kitchen—perfect for entertaining and everyday living—along with a formal den or dining room that easily adapts to your lifestyle. Upstairs, you'll find a spacious bonus room, three well-appointed bedrooms, and a full bathroom. The primary retreat is a true sanctuary, complete with a five-piece ensuite and a walk-in closet, offering privacy and relaxation at the end of the day. This home has been meticulously cared for and thoughtfully upgraded, including: • Durable Hardie board siding for lasting curb appeal • Newer furnace and hot water tank • Kinetico water softener and Kinetico drinking water filtration system • Quality appliances, including a gas range, microwave hood fan, double-door refrigerator, and dishwasher Located in the heart of Mahogany, residents enjoy exclusive lake access, year-round recreation, extensive pathways, parks, schools, and one of Calgary's most impressive community amenity offerings—all just minutes from your front door. This is a rare opportunity. Act quickly—this home is ready for its next owner.

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