



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2287637**



**\$825,000**

<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, Ring Camera System

Welcome to 206 Mahogany Passage SE, a beautifully designed family home located in Calgary's premier lake community of Mahogany. This residence offers over 2,500 square feet of thoughtfully planned living space, seamlessly blending style, comfort, and everyday functionality. The private entryway opens to an open-concept main floor featuring hardwood flooring throughout. The spacious living room is centered around a cozy gas fireplace and flows naturally into the dining area, creating an ideal space for both daily living and entertaining. The impressive kitchen includes double islands, built-in appliances, abundant counter space, and generous pantry storage, making it perfect 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 provides a relaxing escape with a spacious walk-in closet and a luxurious five-piece ensuite featuring custom tile work and a glass-enclosed shower. Two additional well-sized bedrooms share a second five-piece bathroom, while the upper-level laundry adds everyday convenience. A versatile bonus room completes this level and offers flexible space for relaxation, work, or play. The undeveloped lower level presents endless possibilities, with ample room for a future recreation area, home gym, media room, or additional storage, allowing you to customize the space to suit your lifestyle. Step outside to a well-manicured private backyard with no rear neighbours. The spacious deck is ideal for entertaining, barbecuing, and enjoying warm summer evenings, made even more comfortable with the added benefit of air conditioning. Situated in one of Calgary'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 outstanding neighbourhood lifestyle, this home is truly a remarkable opportunity. Book your private showing today!