



**242 Mahogany Passage SE
Calgary, Alberta**

MLS # A2289677



\$739,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,257 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: -NONE-

Welcome to the premier lake community of Mahogany. This beautifully designed, Excel-built two-storey home perfectly blends style, comfort, and exceptional lifestyle value. Boasting 3 bedrooms and 2.5 bathrooms, the home features 9’ ceilings on both the main level and basement, creating a bright, open, and spacious atmosphere throughout. The open-concept main floor is ideal for entertaining, highlighted by espresso kitchen cabinetry, white quartz countertops, and a seamless flow into the dining and living areas. Upstairs, vaulted ceilings add architectural charm and an elevated sense of space. The primary retreat offers a luxurious ensuite and walk-in closet, while two additional generously sized bedrooms—each with walk-in closets—provide versatile living for family or guests. Durable laminate, carpet, and tile flooring complete the interior, complemented by the comfort of central A/C for warm summer days. Step outside to a fully landscaped backyard with mature trees, no rear neighbours, and a nearby green space, perfect for families, pets, and outdoor enjoyment. Enjoy year-round lake access, scenic pathways, parks, schools, shopping, and everyday amenities that make Mahogany one of Calgary’s most sought-after communities. This is an incredible opportunity to experience privacy, premium features, and the unmatched Mahogany lifestyle.