



**189 Mahogany Drive  
Calgary, Alberta**

**MLS # A2290468**



**\$585,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,242 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Beach, Close to Clubhouse		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Stucco

**Foundation:** Poured Concrete

**Features:** Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** r-2m

**Utilities:** -

**Inclusions:** na

**NO CONDO FEES | PARK & LAKE ACROSS THE STREET | DOUBLE PRIMARY BEDROOMS | FINISHED BASEMENT | DETACHED DOUBLE GARAGE** Welcome to this beautifully maintained home in the highly desirable lake community of Mahogany, ideally located directly across from green space, pathways, and Mahogany Lake access. Enjoy year-round lake living with skating, paddleboarding, beach access, parks, and community events just steps from your front door. Offering over 1,200 SQ.FT. of above-grade living space plus a professionally finished basement, this home provides a functional layout perfect for modern living. The bright open-concept main floor features quartz countertops, stainless steel appliances, modern finishes, and large windows that fill the home with natural light. The spacious living and dining areas are ideal for everyday living and entertaining. Upstairs you’ll find a rare double primary bedroom layout, with two large primary bedrooms, each offering walk-in closets and private 4-piece ensuites. This level also includes a dedicated office/den space, perfect for a home office, study area, or flex space. The professionally developed basement expands the living space with a third bedroom, full 4-piece bathroom, and a large recreation / family room, making it ideal for guests or additional living space. Step outside to enjoy your private deck and fully fenced yard, along with the convenience of a detached double garage. Located just minutes from Mahogany Village Market, you’ll have quick access to restaurants, shopping, cafes, groceries, schools, and everyday amenities. This is a rare opportunity to own a park-front home in Mahogany with NO CONDO FEES and lake community access. Book your private showing today!