



**206 Mahogany Passage SE  
Calgary, Alberta**

**MLS # A2293028**



**\$805,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <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

\*Open House - Saturday, March 21st from 1-3PM\* Step inside 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 that blends style, comfort, and everyday functionality. The private entryway opens to an open-concept main floor with 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 kitchen is designed for both convenience and gathering, featuring double islands, built-in appliances, generous counter space, and ample pantry storage for family meals and hosting. 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 bedroom offers a comfortable retreat with a spacious walk-in closet and a five-piece ensuite that includes custom tile work and a glass-enclosed shower. Two additional well-sized bedrooms share a second five-piece bathroom, and the upper-level laundry adds everyday practicality. A versatile bonus room completes the upper level and provides flexible space for relaxing, working, or spending time with family. The undeveloped lower level provides plenty of potential, with space for a future recreation room, home gym, media area, or additional storage, allowing the next owner to design the space to suit their needs. Outside, the property features a well-maintained private backyard with no rear neighbours. The spacious deck is perfect for entertaining, barbecuing, or enjoying warm summer evenings, and the home also includes the added comfort of air conditioning. Located in one of Calgary's most desirable communities, Mahogany

offers year-round lake access along with scenic pathways, parks, schools, shopping, and everyday amenities just minutes away. With generous living space, quality features, and access to a vibrant community lifestyle, this home presents an excellent opportunity. Book your private showing today.