



**421 Mahogany Court SE
Calgary, Alberta**

MLS # A2301918



\$740,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Granite Counters, Kitchen Island, Pantry, See Remarks		

Inclusions: Refrigerator, gas stove, dishwasher, hoodfan, washer, dryer, all window coverings, garage door opener and control, garburator, water softener, TV wall mount in bonus room

Set on a quiet street in the heart of Mahogany, this detached home lands exactly where families want to be, backing directly onto greenspace and pathways with no neighbours behind them. It feels open the moment you walk in. Nine-foot ceilings. Cork flooring underfoot. Light moving easily from the living and dining rooms through to the kitchen without interruption. The kitchen anchors the main floor, acting as the central hub that ties everything together. Gas line in place for the stove, a walkthrough pantry that pulls you straight into the mudroom and sightlines that keep everything in reach. Dinner happens here, conversations carry, and nothing feels closed off. Just off the dining space, a patio door opens west to a deck already set up with a gas line for the BBQ. Step down into a backyard that's been thoughtfully finished. Landscaped, private, and quiet in a way that's hard to find. Trees placed where they matter. A natural screen from neighbours. Even the noise from the community softens back here. The upper floor features a layout that feels natural and easy to live in. A central bonus room creates space between bedrooms without wasting it. The primary bedroom is generous with a full 5-piece ensuite and walk-in closet that doesn't feel like an afterthought. Two additional bedrooms sit on the other side, along with a clean, functional 4-piece bath and an upper laundry room that keeps daily life efficient. The oversized 19'2" x 24'3" double attached garage with extra height gives you options. A lift, a mezzanine, or simply space that isn't tight. Location matters here. You're a short walk to West Beach, close to the main Mahogany shopping district, and within easy reach of the restaurants, cafes, and boutique shops of Westman Village. The dog park is nearby. The pathways behind the home connect directly into the

Rotary/Mattamy Greenway, part of a 138km network that circles the city. And then there's the west exposure. Evenings settle in with long sunsets and, on clear days, glimpses of the mountains. It's the kind of detail you don't think about until you have it and then you wouldn't trade it. Quick access to 52 Street and Stoney Trail keeps the rest of the city within reach, whether you're heading across town or out of it entirely. This is Mahogany living done right. Book your private showing today!