



**85 Mahogany Square SE  
Calgary, Alberta**

**MLS # A2305260**



**\$850,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,546 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<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>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** Trim Lighting

Location, location, location! Welcome home to this executive, 3-bdrm, 2-storey Sabal Homes "Vida Model", w/ builder upgrades too numerous to mention. Largest floor plan available in the much desired community of Mahogany. 2 min drive to the new South Calgary hospital, and steps away from beach access to Lake Mahogany. Large corner lot directly across from a beautiful treed park, with southwest backyard. Light and bright with main floor open concept, with walnut hardwood, X-large front door at grand entry, and main floor office. Chef's kitchen, custom wine racks, upgraded soft touch cabinets, under cabinet lighting, stainless steel appliance package, granite countertops. Large master primary bedroom has spacious walk-in; lots of windows, and a gorgeous 5-pce spa ensuite w/separate shower and soaker tub. Spacious upstairs great/media room, upstairs laundry. Shows 10/10!!