



**134 Mahogany Passage SE
Calgary, Alberta**

MLS # A2128951



\$839,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Introducing an unparalleled masterpiece nestled in the award winning lakeside community of Mahogany. Welcome to Mahogany, an established sought-after community in Calgary's Southeast quadrant where pride of home ownership is evident in this lakeside community. One lucky family will have an opportunity to call this executive fully finished move in ready residence their forever home. The open concept main level features beautiful hardwood flooring and tile throughout, a spacious living room with cozy gas fireplace perfect for entertaining and formal get togethers. The spacious gourmet kitchen is a chefs dream with stainless steel appliances, granite counters with breakfast bar, and dining nook overlooking your private patio! The main level also features a laundry/mud room off the garage with its own sink and extra counter space for folding. Upstairs you will find a large master retreat with sitting area, huge walk-in closet and 5-pc ensuite, including a large soaker tub and oversized stand up shower! Two large children's bedrooms, a shared 4-pc bathroom, and massive bonus room to enjoy Hollywood's latest blockbuster. The fully finished basement provides a large recreation room, 4 pc bathroom, and a large 4th bedroom with plenty of natural light. Mahogany gives access to walking paths along the water which link up to the Rotary/Mattamy Greenway - Featuring 138 km of City-Wide Pathways. Quick, easy access to Stoney Trail, Deerfoot, 52nd St and beyond, nearby to one of Calgary's newest and most modern hospitals, South health Campus, countless Restaurants, Shops & Services at SouthTrail Crossing & McKenzie Towne's High Street, and 5 Golf Courses within a 15 minute drive! Call your favorite agent right away and book your showing as this home is truly one to be desired.