



327 Mahogany Court SE
Calgary, Alberta

MLS # A2140484



\$900,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,393 sq.ft.	Age:	2009 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Landscaped, Underground Sprinklers, Pie Sha		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your new family haven! This exceptional 5-bedroom, 3.5-bathroom home offers over 3,000 sq/ft of luxurious living space, perfect for accommodating a large family. Nestled in the welcoming and vibrant neighborhood of Mahogany, this property seamlessly combines ample indoor space with a breathtaking outdoor retreat on a sprawling 7,000 sq/ft lot. From the moment you step inside, you'll be captivated by the expansive open-concept main floor that effortlessly connects the living room, dining area, and kitchen. The dual-sided fireplace in the living room adds warmth and charm, making it ideal for cozy family evenings and entertaining guests. A dedicated office space on this level ensures productivity and convenience for remote work or homework, catering to the needs of your entire family. At the heart of the home is a brand-new kitchen, featuring elegant white cabinetry, gleaming quartz countertops, and stainless-steel appliances. The large island offers additional counter space and seating, making it perfect for family meals and social gatherings. The main level also boasts beautiful hardwood floors, adding warmth and sophistication to your living space. Upstairs, plush brand-new carpeting enhances comfort and coziness. Five spacious bedrooms provide plenty of room for everyone in the family. The primary suite includes a walk-in closet and an en-suite bathroom with a soaking tub and separate shower, offering a private retreat for relaxation. Additionally, the second level features a huge bonus room that can be used as a play area, extra office space, fitness room, or additional entertainment space. The fully finished basement offers even more living space, perfect for a home theatre, game room, or gym, giving your family endless possibilities for fun and relaxation. This level also includes the 5th bedroom and a 3-piece bathroom,

providing privacy and comfort for guests or older children. Step outside to discover a massive backyard oasis. The large composite deck is perfect for outdoor dining and entertaining, complete with a gas line for BBQs. The beautifully landscaped yard offers ample space for play, gardening, and enjoying the outdoors, making it an ideal setting for family gatherings and activities. Additional features of this incredible home include 2 NEW FURNACES, freshly painted throughout, new LIGHTING fixtures, an UPSTAIRS laundry room, ample storage, and CENTRAL A/C to keep your home comfortable during those warm summer months. Situated in the sought-after and award-winning community of Mahogany, this home is close to top-rated schools, parks, and community amenities. You'll also have easy access to shopping centers, restaurants, and recreational facilities, ensuring a vibrant and convenient lifestyle for your family. This property offers everything a large family needs to create cherished memories. With its blend of spacious indoor living and a beautiful outdoor space, it's the perfect place to call home.