



**36 Mahogany Way SE
Calgary, Alberta**

MLS # A2142672



\$999,900

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|------------------|--|---------------|-------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,438 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Fruit Trees/S | | |

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|--------------------|---------------------------------------|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Beamed Ceilings, Bidet, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Walk-In Closet(s)

Inclusions: None

A home that feels like home! This luxurious single family residence can be found in the spirited lake community of Mahogany. Here, an abundance of natural light floods the open floor plan, complimenting the warm earth tone finishes. A serene greenspace can be found just behind the home. With 4 ample sized bedrooms, this home also offers the ideal space to entertain family and friends! A great place to gather or find comfort. The open to below and high ceiling combination create a warm and inviting atmosphere that blends perfectly with the chef's kitchen detailed with the elegant countertops and the stainless steel appliances. Lots of upgrades: centralised air conditioning system, heated garage, heated flooring on the primary bedroom's ensuite, smart toilet bowl with heated seat, bidet and auto flush, skylights, professionally done window coverings, Gemstone Christmas lighting (outside the house), landscaping was professionally done, and the back yard has an elegant deck, mature trees and a putting green.