



**40 Mahogany Heath SE
Calgary, Alberta**

MLS # A2143275



\$998,800

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,583 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Front Yard, Interior Lot,		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Gazebo on deck, Shed, Tv and wall mount

**** Act now to get the best spot by the Beach ** Family Approved - 5 bedrooms + 4 bathrooms + Main floor den + Bonus room + ultra-posh wet bar ** Extensive upgrades and superior quality, with over 3739+ square feet of air-conditioned luxurious living space. You will be impressed with the privacy of an oversized traditional homesite with a private NW-facing backyard with a bespoke 27' x 12' deck, a gazebo deck, a lower patio, and a stone walkway. This seasonal, airy design provides relief from the sunniest to the snowiest days while providing an uninterrupted view of the surrounding gardens. Start enjoying this convenient Mahogany Lake Location - Steps away from the Clubhouse, lake, ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, South Pointe Hospital, transit, and the major south expressways. Community lifestyle living that makes Mahogany Lake an outstanding, safe, and secure community. Rich curb appeal with architectural features - dramatic roof lines, 22' x 20' attached garage with smart board trim, detailed door & full-sized concrete driveway, covered entry, stone-faced columns & archway, and stucco complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes granite counter tops, custom light wood shaker style cabinets/doors, extension trims, high-end stainless steel fridge/dishwasher/microwave/slide in oven with electric smooth cooktop, hood cover, recessed lighting, oversized central island, peninsula island with a raised eating bar & black silgranite under mount sink, walk-through butlers pantry with cabinet storage & a large breakfast nook. The main floor layout includes a family room with a stone-faced gas fireplace and wall niche, a private main floor office/den, a family-sized open foyer with a side window, and rich wide plank**

hardwood floors featured from the front entrance and throughout the main floor. The large mud room offers more storage and easy access to the garage. An open staircase with railing and plush carpet leads to the upper four bedrooms, bonus room & laundry room with sink. The primary bedroom suite includes a gas fireplace, his and hers vanity sinks, big walk-in closet, an oversized shower w/glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. BONUS: The basement offers in-floor heating, 8'10" ceilings, a large family room with an ultra-posh wet bar, a bedroom, a full bathroom, and a utility room. Plus, 9' main floor ceilings, generously sized bedrooms with large windows, A/C, plumbing/lighting, and electrical fixtures upgraded! A lake lifestyle amenity beyond compare - Mahogany's Central Beach site is the home of the community's grand Beach Club, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, and more! Call your friendly REALTOR(R) to book your viewing right away!