



**55 Mahogany Rise SE
Calgary, Alberta**

MLS # A2145908



\$900,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,549 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Underground Sprinklers, Rectangular Lot		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: n/a

Welcome to this beautiful home in the very desirable neighbourhood of Mahogany. Just a blocks away from the lake entrance and across the street from a playground you cannot beat this incredible location. This home has been so loved with only one owner. Plenty of upgrades through the home overtime; a huge shed with skylights, built in library shelving, custom bar, dolby 7.1 surround sound movie theater speakers, roughed in for audio and security through the home and more. The upper floor offers 4 large bedrooms, laundry and a huge bonus room with vaulted ceilings. Your main floor has a large welcoming kitchen with a cozy fireplace floating between the kitchen and living room so you can enjoy its ambiance from the whole main floor! Heading downstairs its doesn't even feel like a basement with the oversized sunshine windows and 9" ceilings. There is a huge family room that is set up for a home movie theater, custom bar, huge bedroom with another fireplace and its even roughed in for a full kitchen down there is you're looking to add on! Its going to be the perfect spot for your family this summer at the lake in Mahogany! Call your favourite agent today.