



**52 Mahogany Heath SE
Calgary, Alberta**

MLS # A2177846



\$925,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Leather sectional couch (upper level), tv/mount, shelving system, closet system (lower level).

Welcome to the Mahogany Dream Home, a beautiful former show home just one block from Mahogany West Beach. This property offers over 3,100 square feet of beautifully designed living space, providing functionality, convenience, and a private backyard retreat in Calgary's premier lake community. With Mahogany's Plaza and Village just a short walk away, this home is perfectly situated in the community. The open-concept main level has so much to offer, featuring a chef's kitchen with newly upgraded stainless steel appliances, a double island with granite counters, custom cabinetry, and a breakfast bar. A spacious walk-through pantry connects the kitchen to a mudroom for easy organization. The bright dining area, with a large bay window, opens directly to the backyard. The great room's two-storey ceilings and two-way stone fireplace add a warm touch, while the freshly painted main floor and upper level, including a den with a private office space, are ideal for a work-from-home lifestyle. Upstairs, the layout is designed for comfort, with a large bonus room furnished with a sectional couch built into the price of the property. The upper level is also wired for data and sound, with speakers on both levels, and offers two additional bedrooms sharing a Jack & Jill bathroom, each with its own vanity, and an impressive primary suite. The primary bedroom features a tray ceiling, built-in dresser, walk-in closet, spa-type ensuite with a glass-enclosed shower and double vanities, and central air conditioning. A conveniently located laundry room completes this level. The finished lower level expands the living space with a large recreation room, including an entertainment area with a TV and shelving system (included), an additional bedroom, and a spa bath with a jetted tub. Outside, the backyard awaits with a sundeck, cozy bio-flame fireplace

lounge, a perfectly maintained hot tub, and BBQ patio. Accent lighting and a pull-down projector screen make this a truly unique, relaxing space for friends and family. The double garage is heated, insulated, and finished with epoxy floors and built-in storage, making it both practical and beautiful. Located near the lake and close to all amenities, this stunning Mahogany home offers a truly exceptional lifestyle.