



**97 Mahogany Square SE
Calgary, Alberta**

MLS # A2179610



\$880,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Level, Private		

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

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Welcome to Mahogany, this home is situated on a quiet street right across from Orange Park. This stunning property is less than a 5-minute walk to the West Beach and the Mahogany Strip Mall and Westman Village, offering the ultimate in convenience and lifestyle. With over 3,200 square feet of living space, this home features an open concept floor plan on the main level, designed for both comfort and functionality. The kitchen boasts ceiling-height cabinets for ample storage, an eat-up bar, and a spacious dining area filled with natural light. The family room is complete with a natural gas fireplace. Upstairs, you’ll find a large primary bedroom overlooking the orange park, featuring a 5-piece ensuite and a generous walk-in closet. The upper level also includes a laundry room with cabinets, a nook that can be personalized to suit your needs, a 4-piece bathroom, and three additional bedrooms—one of which can easily serve as a bonus room. The lower level offers plenty of storage, a 4-piece bathroom, an additional family room, and a versatile flex room that can adapt to your lifestyle. Step outside to the backyard, where you’ll find a cedar deck leading onto a patio, surrounded by trees for added privacy during the summer months. The oversized garage is large enough to accommodate a full-sized truck, while the wide front driveway allows for parking up to three cars, providing extra space for easy access to your front door and backyard. This home is located in one of the best areas of Mahogany, combining tranquility with easy access to amenities. Don’t miss your chance to make this exceptional property your own!