



**311 Mahogany Court SE
Calgary, Alberta**

MLS # A2181639

\$899,000



Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,557 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Seize the rare opportunity to own a prime piece of Mahogany's real estate! Set on a spacious (9,170 square feet) lot, this property stands out as one of the few in the area under \$1M with such a large footprint. Built in 2009 with many upgrades, this 2,556-square-foot, freshly painted home offers incredible potential for those looking to restore and personalize a property with lasting value. The main floor features a gourmet kitchen with high-end finishes, including a granite counter-top, breakfast bar, shaker cabinets, a pantry, and plenty of storage. The kitchen seamlessly flows into the open living and dining areas, which include a cozy living room with a fireplace, perfect for both relaxation and entertainment. Newly installed Luxury vinyl plank flooring runs throughout the home, adding both durability and a sleek, modern look. The main floor also offers a large den, a welcoming entryway, and a convenient two-piece powder room. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a luxurious ensuite featuring dual vanities, extensive tiling, and a spa-like atmosphere. The walk-in closet is designed with custom built-ins for maximum organization. A versatile bonus room and a large laundry room with ample counter space complete the upper floor. The unfinished basement is a blank slate, ready for your personal touch, while the expansive backyard offers endless possibilities to create your dream outdoor space. This home isn't just a place to live—it's an opportunity to design and build something truly special in one of Mahogany's most sought-after locations. Don't miss out on this exceptional property—*****Come see the potential and lifestyle this home offers!*****