



**301, 20 Mahogany Mews SE**  
**Calgary, Alberta**

**MLS # A2208003**



**\$424,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** TV wall mount, All window coverings, All lights and fixtures

Welcome to Sandgate at Mahogany Lake! This stunning custom-built home (not a builder spec) offers a private setting with a sunny south-facing patio, perfect for relaxation and entertaining. Designed with an open-concept great room layout, the living room, dining area, and kitchen seamlessly flow together. The showpiece kitchen boasts high-end cabinetry, roll-out drawers, a striking QUARTZ island with breakfast bar, and upgraded stainless steel appliances. The spacious and bright dining/living area features a large picture window overlooking the south courtyard. This home offers two large bedrooms and two full baths, each privately positioned on opposite sides of the living space, complete with generous closets and beautiful views. The second bedroom is designed for versatility, featuring a custom-built workstation, wall cabinets, and a Murphy bed. Enjoy resort-style living with Sandgate's 1,300 sq. ft. fitness centre, fully equipped for both cardio and strength training. Additional highlights: Luxury vinyl plank flooring, extra storage, titled indoor parking, and more! Book your showing now!