



**GRASSROOTS**  
REALTY GROUP

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**47 Mahogany Cape SE**  
**Calgary, Alberta**

**MLS # A2213018**



**\$999,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,532 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Flag Lot, Irregular Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** TV wall brackets in living room, bonus room and master bedroom

Stunning Estate Home in Mahogany | Steps to the Lake | Luxurious Upgrades Throughout. Welcome to this beautifully designed estate home located in the sought-after lake community of Mahogany—just a short walk to the beach, pathways, and all the lakefront amenities this award-winning neighbourhood has to offer. From the moment you arrive, you'll be impressed by the amazing front-facing double garage and back lane access—ideal for RV or boat parking. Inside, the home features a bright, open-concept layout that is flooded with natural light and perfect for both everyday living and entertaining. On the main floor, you'll find a stylish office/den with stunning barn doors, offering a quiet and beautiful space to work or study from home. The oversized kitchen is a chef's dream with a built-in gas range, wall oven, microwave, and high-end finishes throughout. A huge island anchors the space—perfect for entertaining—while the large walk-in pantry and cold bar with built-in cabinets and a wine fridge add both style and functionality. Relax in the cozy living room featuring a natural gas fireplace that flows seamlessly into the expansive backyard. Step outside onto the spacious deck with a pergola, perfect for summer evenings and weekend gatherings. Upstairs offers three generous bedrooms and a bonus room for additional living space. Convenient laundry room with upgraded cabinets and plenty of storage. The primary suite is a true retreat with his-and-hers sinks, a luxurious ensuite, and an enormous walk-in closet. Comfort is key with central air conditioning on the upper level. Additional highlights include a water softener and an unfinished basement that's ready for your creative vision. This home has it all—space, upgrades, location, and the incredible lifestyle of Mahogany Lake living. Don't miss this rare

opportunity!