



**189 Mahogany Drive
Calgary, Alberta**

MLS # A2290468



\$575,000

Division:	Mahogany		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,242 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Beach, Close to Clubhouse		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	r-2m
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: na

NO CONDO FEES | PARK & LAKE ACROSS THE STREET | DOUBLE PRIMARY BEDROOMS | FINISHED BASEMENT | DETACHED DOUBLE GARAGE Welcome to this beautifully maintained home in the highly desirable lake community of Mahogany, ideally located directly across from green space, pathways, and Mahogany Lake access. Enjoy year-round lake living with skating, paddleboarding, beach access, parks, and community events just steps from your front door. Offering over 1,200 SQ.FT. of above-grade living space plus a professionally finished basement, this home provides a functional layout perfect for modern living. The bright open-concept main floor features quartz countertops, stainless steel appliances, modern finishes, and large windows that fill the home with natural light. The spacious living and dining areas are ideal for everyday living and entertaining. Upstairs you’ll find a rare double primary bedroom layout, with two large primary bedrooms, each offering walk-in closets and private 4-piece ensuites. This level also includes a dedicated office/den space, perfect for a home office, study area, or flex space. The professionally developed basement expands the living space with a third bedroom, full 4-piece bathroom, and a large recreation / family room, making it ideal for guests or additional living space. Step outside to enjoy your private deck and fully fenced yard, along with the convenience of a detached double garage. Located just minutes from Mahogany Village Market, you’ll have quick access to restaurants, shopping, cafes, groceries, schools, and everyday amenities. This is a rare opportunity to own a park-front home in Mahogany with NO CONDO FEES and lake community access. Book your private showing today!