



GRASSROOTS

REALTY GROUP

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**98 Mahogany Way SE
Calgary, Alberta**

MLS # A2290640



\$849,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,757 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage		

Inclusions: NA

Welcome to lake living in the award-winning community of Mahogany. This beautifully maintained 2-storey home offers over 2,700 sq ft above grade, 4 bedrooms, and a layout designed for modern family living. The main floor is filled with natural light, enhanced by large windows, a bright colour palette, and warm maple hardwood flooring throughout. The chef’s kitchen features full-height cabinetry, stainless steel appliances, a gas cooktop, and a spacious island perfect for everyday living and entertaining. The open-concept design flows seamlessly into the dining and living areas, creating a welcoming space for gatherings. Upstairs, you’ll find 4 generous bedrooms including a spacious primary suite with a 5-piece ensuite, a central bonus room, and convenient upper-floor laundry. The sun-filled south-facing backyard is a standout feature, complete with a concrete patio and pergola, and overlooking open green space with expansive views—perfect for relaxing or entertaining throughout the day. Additional highlights include central air conditioning, an oversized double garage, a new roof (2021), and a new hot water tank (2024). The unfinished basement offers excellent potential with space for a future bedroom, bathroom, and recreation area. Ideally located within walking distance to both beaches, schools, parks, and the shops and amenities Mahogany is known for.