



GRASSROOTS
REALTY GROUP

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290 Mahogany Place SE
Calgary, Alberta

MLS # A2295173



\$1,149,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,944 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Basement Refrigerator, Hose Reel, Garage Shelves, Curtain Rods

OPEN HOUSE ~ Saturday May 2nd ~ 1:00-2:30 | SEMI PRIVATE LAKE ACCESS just a short stroll to shared dock and or a gated pathway to West beach in Mahogany Waters...This fully finished two-storey walkout in Mahogany offers over 4,000 sq ft of developed living space on a quiet street with direct pathway access to a nearby park. A grand entryway with soaring ceilings creates an impressive first impression, setting the tone for the bright and open layout enhanced by 9' ceilings on every level. The main floor is designed for both everyday living and entertaining, featuring a modern kitchen with a gas stove and newer dishwasher that flows seamlessly into the dining and living areas. Thoughtful upgrades throughout include updated light fixtures, faucets, cabinet hardware, stylish accent walls, and a refreshed powder room, giving the home a clean, contemporary feel. Upstairs, you'll find four spacious bedrooms, a large bonus room, and a conveniently located laundry room, offering excellent functionality for busy households. The primary suite provides a comfortable retreat with upgraded ensuite shower hardware. The walkout basement adds even more versatility with two additional bedrooms and direct access to the backyard—ideal for guests, teens, or extended family. An oversized 24' extended double attached garage completes the home with exceptional storage and practicality. Located in Mahogany, one of Calgary's premier lake communities, residents enjoy year-round access to the lake, beaches, and an extensive network of walking paths. With excellent schools, parks, and a vibrant urban village offering shops, dining, and everyday amenities, Mahogany delivers a balanced lifestyle in a highly sought-after setting.

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