



GRASSROOTS

REALTY GROUP

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117 Mahogany Place SE
Calgary, Alberta

MLS # A2295297



\$1,199,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,498 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV Wall Mounts, Electric Fireplace & Remote

OPEN HOUSE APRIL 25TH 12-2PM. This isn't just another house, it's a meticulously maintained masterpiece that feels like brand-new construction. Offered for the first time by its original owners, this custom Baywest home is a "must-see-today" property. The moment you step inside, you're met with a dramatic open-to-below main floor that creates an immediate sense of grandeur. Expansive windows flood the home with light, showcasing a breathtaking living space anchored by a floor-to-ceiling fireplace. Whether you're working from the dedicated main-floor office or prepping in the gourmet kitchen with a walkthrough pantry, the pride of ownership is evident in every corner. The excitement continues in the beautifully developed walk-out basement, specifically designed for elevated entertaining. Featuring a stunning custom bar, a second fireplace, and seamless access to your private backyard oasis, it's the ultimate setting for hosting friends or relaxing in style. Upstairs, find total comfort in the large bonus room and three generous bedrooms—all kept perfectly cool with central AC. Complete with semi-private lake access for year-round resort living and a quiet cul-de-sac location just minutes from top-rated schools, this home will not last. Don't wait for the weekend—book your showing now before this Mahogany gem is gone!