



**228 Mahogany Grove SE  
Calgary, Alberta**

**MLS # A2295883**



**\$650,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Recessed Lighting, Vinyl Windows		

**Inclusions:** None

Welcome to this beautifully designed 2-storey home in the heart of Mahogany, one of Calgary's most sought-after lake communities, ideal for young families looking for both lifestyle and functionality. With over 1,800 sq ft of living space and a fully finished basement, this home offers the space you need today with room to grow into tomorrow. Located just a short walk to the LAKE, your family can enjoy year-round activities, from summer beach days to winter skating, all within your own community. The main floor is warm and inviting, featuring HARDWOOD floors and an open-concept layout that keeps everyone connected. The kitchen is a true standout with upgraded appliances, including a premium WOLF INDUCTION STOVE, complemented by QUARTZ countertops and beautiful white cabinetry, creating a clean, elevated space that works just as well for everyday living as it does for entertaining. Upstairs, you'll find three well-sized bedrooms, including a primary retreat with its own ensuite, along with a full bathroom, a layout that fits growing families perfectly. The fully finished basement adds even more versatility, featuring a comfortable family room and a dedicated office, both connected by a DUAL SIDED FIREPLACE that brings warmth and character to each space, ideal for relaxing, movie nights, or working from home. Set on an OVERSIZED CORNER LOT, a rare offering in Mahogany, this home provides an exceptional amount of outdoor space, privacy, and natural light. The expanded lot creates a more open feel and gives you the flexibility to truly enjoy your yard. The backyard is built for real use, complete with a CUSTOM STONE PATIO that's perfect for summer BBQs or unwinding at the end of the day, along with a large DOUBLE DETACHED GARAGE offering plenty of room for vehicles, storage, or hobbies. The home is finished

with durable HARDIE BOARD siding, known for its long-lasting performance and low maintenance appeal. Added comfort comes from CENTRAL AIR CONDITIONING and an upgraded air filtration system, ensuring a healthier and more comfortable living environment year-round. This is a home that delivers where it matters most, space, layout, location, and a community your family will actually use.