



GRASSROOTS
REALTY GROUP

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44 Mahogany Rise SE
Calgary, Alberta

MLS # A2302405



\$825,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,329 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Pie Shaped Lot, See Remarks, Sloped D		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fire Pit, Speaker System, Receiver, TV Wall Mount, 4 Bar Stools, Weber Gas BBQ,		

Exquisite Walkout Residence in the Prestigious Lake Community of Mahogany. Welcome to this exceptional 3-bedroom walkout home, perfectly positioned on a premium pie-shaped lot in one of Calgary's most sought-after lake communities. Offering an unparalleled blend of elegance, functionality, and outdoor living, this residence is just a short stroll to Mahogany Lake, the community centre, scenic pathways, parks, and an abundance of boutique shops and dining experiences. Step inside to discover a bright and expansive open-concept main floor, enhanced by 9-foot ceilings and a sophisticated combination of rich hardwood and tile flooring. The gourmet kitchen is a true showpiece—featuring multiple islands, extensive counter space, and a raised eating bar with seating—designed to impress while offering everyday practicality. The adjoining dining and living areas are bathed in natural light from oversized windows and flow seamlessly onto a full-length elevated deck, creating the perfect setting for indoor-outdoor entertaining. The upper level offers a thoughtfully designed layout, including a spacious bonus room complete with a built-in 7-speaker home theatre system, a dedicated den or home office, and a convenient second-floor laundry room. The luxurious primary retreat serves as a private sanctuary, showcasing a walk-in closet and an opulent ensuite with a steam shower and deep soaker tub—ideal for unwinding in comfort. Adding to your comfort in the Summer months is Central Air Conditioning to balance out any heat waves. The walkout basement remains unspoiled, presenting a rare opportunity to customize and expand your living space to suit your lifestyle. Outdoors, the property truly shines. Professionally landscaped grounds feature a beautifully crafted paver stone patio, retaining wall, and an inviting fire pit

area—perfect for entertaining or quiet evenings under the stars. The durable stucco exterior enhances both curb appeal and longevity. Additional features include a double attached garage with a functional mudroom, integrated audio throughout the great room and dining area, and a curated selection of premium inclusions: a home theatre system with Onkyo receiver and Boston Acoustics subwoofer, a full-motion TV wall mount, a Weber Summit 670 series gas barbecue, an Outdoor Greatroom natural gas fire table with granite top and wind guard, and a Frigidaire upright freezer. With playgrounds just steps away and every amenity within easy reach, this remarkable property offers a refined lifestyle defined by comfort, convenience, and lakeside living. Call your Favorite Realtor to come view today.