



**85 Mahogany Square SE
Calgary, Alberta**

MLS # A2305260



\$850,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,546 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Lawn, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Trim Lighting

Welcome to 85 Mahogany Square, a beautiful property in the prestigious Mahogany community. This home is located overlooking a beautiful park, this 2,550 square foot residence boasts wide plank hardwood and natural slate throughout the main level, setting the tone for sophistication and charm. The heart of the home features a gourmet kitchen with loads of upgraded cabinetry including lots of drawers, stainless steel appliances, slate backsplash, and an expansive breakfast nook flooded with natural light. The great room is anchored by a gas fireplace with slate surround and a solid wood mantle. Upstairs, three generously sized bedrooms and a bonus room with tray ceilings offer flexibility and comfort. The ensuite is designed for function, yet boasting a spa-like feeling with dual vanities, large mirror, slate flooring and backsplash, a luxurious soaker tub, and a walk-in shower. A generous walk-in closet with built-ins provides ample storage. The upper level also has a spacious laundry room adorned with a sink and custom cabinetry. The basement features one bedroom with the remainder left open for your creative vision. Outside, you’ll enjoy a large westerly backyard to take advantage of Calgary’s #1 status as Canada’s sunniest city; enjoy your BBQ! And the fire pit, and, and, and; Mahogany offers an exceptional lifestyle with its scenic and usable lake for swimming, fishing, paddle boarding or just hangin at the beach. Add to that abundant community conveniences including shops and groceries, proximity to schools, the YMCA and a plethora of restaurants. The location of this particular property offers easy access to everything you need only minutes away, and Quick access in and out of the community. Welcome Home!