



GRASSROOTS
REALTY GROUP

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80 Mahogany Gardens SE
Calgary, Alberta

MLS # A2306179



\$828,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,137 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, See Remarks, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone, See Remarks,
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

Amazing Opportunity! Lakeside Luxury Meets Parkside Perfection in Mahogany. Discover the pinnacle of bungalow living in the award-winning community of Mahogany. This impeccably maintained, semi-detached custom bungalow offers over 2,100 sq. ft. of sophisticated living space—all with No Condo Fees. Situated directly across from a lush park, this home greets you with professional landscaping and undeniable curb appeal. Inside, the open-concept floor plan feels airy and expansive thanks to 10’ ceilings and 8’ doors. The chef’s kitchen is a showpiece, featuring custom ceiling-height cabinetry, premium quartz countertops, and a massive center island perfect for entertaining. Relax in the front living room by the stone-surround gas fireplace, framed by oversized windows that flood the home with natural light. The main floor primary retreat is a true sanctuary, complete with a 5-piece spa-inspired en-suite and a spacious walk-in closet. The fully developed lower level doubles your lifestyle space with a massive, bright family room, two additional large bedrooms, and a 4-piece bath. Premium Upgrades Include: Engineered hardwood flooring & upgraded lighting throughout, In-floor heating in bathrooms for ultimate comfort, Private, professionally landscaped rear patio and double detached garage. Experience the Mahogany lifestyle today—lakeside living, park views, and high-end finishings await. Call for your private viewing!