



**46 Mahogany Passage SE
Calgary, Alberta**

MLS # A2308033



\$929,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,461 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Cul-De-Sac, Landscaped, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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		

Inclusions: NONE

WOW !!!!! Excellent opportunity to own a stunning over 3,430 ft total living area including legal secondary suite, home in the highly sought-after lake community of Mahogany, just steps from the water. This beautifully designed home features a spacious great room with a central gas fireplace finished in elegant stone with a mantel, creating a warm and inviting atmosphere. The dining area opens onto a large rear deck, perfect for outdoor entertaining. The chef-inspired kitchen boasts a walk-thru pantry, a central island with a flush eating bar, and highly upgraded stainless steel appliances, including a gas stove, all complemented by 9-foot ceilings and rich hardwood flooring throughout the main floor. A convenient half bath and a well-sized mudroom complete this level. Upstairs, you’ll find a luxurious primary suite with a soaring 10-foot ceiling and a spa-like 5-piece ensuite featuring dual vanities with granite countertops, a soaker tub, and a glass shower, along with a walk-in closet. The upper level also offers a spacious bonus room, two additional large bedrooms, a full 4-piece bathroom, and a laundry room. Adding incredible value, the home includes a legal secondary suite with a separate entrance, offering a bedroom, storage and a 5-piece bathroom, kitchenette, and a large family/rec room—ideal for future rental income. Close to school and school bus stop few steps away from the house. Enjoy all that Mahogany has to offer, including lake and beach access, a water park, and close proximity to major routes, shopping, dining, and the South Health Campus. This is a must-see property!