



**216 Mahogany Grove SE
Calgary, Alberta**

MLS # A2308099



\$599,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,364 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Stone Counters, Walk-In Closet(s), Wired for Sound		

Inclusions: Living room blinds with remote, privacy fences, hot tub

Why pay condo fees for a townhome when you could own your own detached home with a double garage and a backyard? Set on a quiet street in the heart of Mahogany, this beautifully built 2 bedroom, 2.5 bath home offers the best of lake community living—just minutes to schools, shopping, and the everyday conveniences found in Westman Village. The bright, open-concept main floor is designed for both day-to-day ease and effortless entertaining. The living room is anchored by a feature gas fireplace, enhanced with built-in speakers, and elevated with new remote-controlled blinds for added comfort and ambience. The kitchen flows seamlessly into the space, showcasing stone countertops, a breakfast bar, and a sleek upgraded faucet, all positioned to overlook your private backyard retreat. Upstairs, a rare and functional double primary bedroom layout offers flexibility for a variety of lifestyles. Each bedroom is generously sized and features its own ensuite, offering comfort, privacy and space to relax. This level is elevated by soaring ceilings, integrated in-ceiling speakers, Hunter Douglas blinds throughout, and upper-floor laundry. The basement is framed and ready for your future plans—whether you envision additional living space, a home gym, or a media room, the possibilities are endless. Step outside to a low -maintenance backyard designed for both relaxation and entertaining. The pergola-covered hot tub creates the perfect place to unwind, while adjustable privacy fencing allows you to open or enclose the space as desired. The oversized double detached garage off a paved back alley provides exceptional space for vehicles, storage, or recreational gear. Living in Mahogany means enjoying one of Calgary’s most sought-after lake lifestyles. With access to the Mahogany Beach Club, you’ll have two private

beaches, a non-motorized marina, tennis and basketball courts, beach volleyball, playgrounds, and a full recreation facility with a gymnasium and gathering spaces. Spend your summers fishing, paddle boarding, swimming, or relaxing by the water, and enjoy skating and year-round community events in the winter. A home that seamlessly blends comfort, thoughtful upgrades, and an exceptional community lifestyle—this is Mahogany living at its finest. Book your showing today!