



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**68 Mahogany Gardens SE
Calgary, Alberta**

MLS # A2312785



\$834,888

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,910 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Greenbelt, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, French Door, Granite Counters, Kitchen Island		

Inclusions: None

**** OPEN HOUSE: SUNDAY, SUNDAY, JUNE 14, 2:00 - 4:00 PM ** STUNNING EXECUTIVE LUXURY IN ESTATE AREA OF MAHOGANY GARDENS & COVE.** Quality built by Baywest Executive Villas. A short walk to private Mahogany Beach Club facility (beach, swimming, gymnasium, racket sports, skating, all included in the HOA fees). Minutes to Westman Village (Alvin's Jazz Club, Chairmans Club, shoppes, restaurants, breakfast, Analog coffee shop, pizza, dentist, pharmacy), Fully developed two storey home with over 2600 sq feet of living space featuring 3 oversized bedrooms, upper level laundry room (with side by side washer-dryer and sink), 3 and a half bathrooms, open main floor plan with spacious great room (unobstructed view of Mahogany Central Park Amphitheatre maintained by Mahogany Home Owners Assèn), gas fireplace with rock facing, gourmet kitchen with island, loads of Kingswood Interior designed cabinetry, quartz countertops, spacious dining room and two sets of doors to a spacious and low maintenance backyard. Double detached insulated & drywalled garage, paved back lane. Lower level fully developed with spacious family room (wet bar with wine fridge), oversized bedroom and a full bathroom. Lots of quality upgrades including: triple pane windows, luxury vinyl plank flooring, quality carpets throughout balance of home, quartz countertops in kitchen, upgraded kitchen package (gas countertop cooktop, stainless steel fridge, dishwasher), soft close cabinets and drawers, 9 ft ceiling throughout, bathrooms, low maintenance composite board exterior, heavy duty 8 ft front door, hard wired for security sensors. Low maintenance yard (no grass), underground irrigation system, established trees and bushes, spacious patio brick designed rear yard, excellent for entertaining with easy access through large French Doors from

the kitchen-dining room. Extra street parking in front (2 spaces). A must to view.