GRASSROOTS REALTY GROUP

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790 Mahogany Road SE
Calgary, Alberta

MLS # A2313482

$774,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,071 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully appointed bungalow-style duplex in the heart of Mahogany, offering stylish finishes, a fully developed basement, and the low-maintenance lifestyle buyers love. Built in 2019, this home blends modern design with comfortable everyday living in one of Calgary’s most sought-after lake communities. Featuring impressive 10-foot ceilings, smart home technology, and beautiful lake views, this home offers the perfect balance of style, comfort, and convenience. The bright, open-concept main floor features oversized windows, a welcoming living room with a striking fireplace feature wall, and stunning views overlooking the green space and lake beyond. One of the standout features of this home is the incredible lake view and convenient access to the lake, where you can launch your paddle boards right from the nearby dock. Residents enjoy exclusive access to Mahogany Lake, its private beaches, docks, pathways, and year-round recreational amenities, while the Mahogany Beach Club is just a short walk away. The kitchen is both functional and elegant, complete with full-height cabinetry, quartz countertops, stainless steel appliances, subway tile backsplash, and a large island with breakfast bar seating. The main floor primary bedroom offers a relaxing retreat with a walk-in closet and spacious 5-piece ensuite featuring dual sinks, a soaker tub, and glass shower. A convenient laundry room and 2-piece powder room complete the main level. Modern conveniences include Google Nest smart home technology, Wi-Fi-enabled appliances, and smart garage door access. The professionally finished basement adds excellent versatility with a large family room, two additional bedrooms, a full bathroom, and a den ideal for a home office, gym, or hobby space. Outside, enjoy the private fenced yard, patio area, and double detached garage

complete with a professionally finished interior and extensive built-in storage solutions. Low-maintenance landscaping means more time to enjoy Mahogany’s beaches, pathways, parks, shops, restaurants, schools, and vibrant community atmosphere. An exceptional opportunity to enjoy stylish bungalow living with lake views, exclusive lake access, smart home convenience, and all the amenities of one of Calgary’s premier lake communities. Book your private showing today!

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