



115 Mahogany Way SE
Calgary, Alberta

MLS # A2318558



\$759,800

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,127 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lake, Low Maintenance Landscape, No Neighbours Behind, Rect		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: Metal shelving in furnace room, cabinets in garage

Welcome to this beautifully maintained, fully finished 4-bedroom home in the highly sought-after lake community of Mahogany, just a 12-minute walk to the beach. Offering exceptional space and functionality, this home is perfect for growing families and those who love to entertain. Step inside to a spacious front entry with a large closet, 9-foot ceilings, and hardwood flooring throughout the main level. The bright, open-concept design centers around a stunning white kitchen featuring quartz countertops, a massive island with eating bar, stainless steel appliances, and a large pantry. An adjacent flex space is ideal for a home office or could easily serve as a butler's pantry. The kitchen flows seamlessly into the generous dining area and inviting living room, complete with a stylish tile-surround fireplace. Step outside to enjoy the private backyard, perfect for summer BBQs and outdoor gatherings. The main floor also offers a practical mudroom with tile flooring, built-in cabinetry, direct access to the double attached garage, and a convenient 2-piece bathroom. Upstairs, an open staircase with maple and iron railings leads to a spacious bonus room, ideal for movie nights or a children's play area. This level also features three generously sized bedrooms, a 4-piece family bathroom, and an oversized laundry room complete with tile flooring, built-in cabinetry, a sink, and a window. The primary retreat offers a large walk-in closet and a well-appointed ensuite with dual sinks, a soaker tub, oversized shower, separate water closet, and tile flooring. The fully finished basement provides even more living space with laminate flooring, a large family room, a fourth bedroom, a 4-piece bathroom, and a versatile office or gym. Outside, enjoy the added privacy of having no neighbours behind and take in beautiful views toward downtown. Ideally located close to schools, parks, shopping, and

Mahogany's year-round lake amenities, this exceptional home offers the perfect combination of comfort, style, and value. [View 3D/Multi Media/Virtual Tour.](#)