



**67 Mahogany Drive SE
Calgary, Alberta**

MLS # A2320716



\$569,900

Division:	Mahogany		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,308 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Wired for Sound		

Inclusions: none

OPEN HOUSE SAT 11:00 AM - 2:00 PM This home has NO CONDO FEES and NO WORK TO DO in the tranquil community of Mahogany Lake! This immaculate END UNIT features open concept living space with 3 large bedrooms, 3.5 bathrooms, and a fully finished basement with a bar! Upon entering, you'll be greeted by an inviting open-concept layout that seamlessly connects the spacious front living room and modern kitchen to the dining area. Sunlight pours through the large, south-facing windows, creating a bright and welcoming atmosphere throughout the home. The kitchen features granite countertops, stainless steel appliances and a generous island with lots of cabinets and counterspace. The timeless kitchen overlooks the dining area and living room creating the perfect place for entertaining. The main level of the home features contemporary laminate flooring throughout with tile at the front and back entrances. A convenient 2pc bathroom and rear mudroom with access to a south facing private backyard. An oversized deck, beautiful low-maintenance landscaping with perennial garden, and a double detached garage provide the perfect setting for effortless entertaining. The upper level presents a haven of comfort, featuring a luxurious large master suite complete a stylish 3-piece ensuite with double sinks, a walk in shower and closet. A convenient upper laundry room. Two additional great sized secondary bedrooms, one with a walk-in closet and full 4 pc bathroom. Descend to the lower level where you'll find a spacious recreation room with an electric fireplace and corner bar. A great place to relax or entertain. 2 pce bathroom. The back storage room has an egress window where you could put in a 4th bedroom, office space or work area. A block away is the A great home in a great community is ready for you!

Conveniently located a block away from playgrounds and pathway around the lake. Residing in Mahogany grants you year-round access to the stunning lake and its array of wonderful amenities, whether it's summer or winter, it provides many fun activities. Experience the tranquillity of a lakeside setting with no condo fees to worry about! Don't miss your chance to own this incredible property in a premium location.