



GRASSROOTS
REALTY GROUP

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35 Mahogany Park SE
Calgary, Alberta

MLS # A2321044



\$989,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,696 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Wired for Sound

Inclusions: Gemstone Lights, Drip line irrigation, Crate & Barrel Shelving in Den, White Shelving units in Upper Hallway, Built-in Speakers in Bonus Rm, 3 TV Wall Mounts in Great Rm, Bonus Rm & Master. Note water filtration system included is also a water conditioning system

Love At First Sight! EXCEPTIONAL DREAM home in PRISTINE Condition on Quiet Street Backing SOUTH on the new GREENSPACE! Captivating OPEN Design with a Wall of Windows & OVER \$100,000 in UPGRADES! DREAM Kitchen - HUGE CENTRAL ISLAND, Soft Close Cabinetry, QUARTZ Counters, UPSCALE KitchenAid Appliances & convenient Walk-thru PANTRY - Main Floor Den - GREAT Room with Gas Fireplace & Sophisticated Dining Nook. Upper BONUS Room with Built-in Speakers & Tech Alcove, Roomy 2nd, 3rd & 4th Bedrooms, Upper Laundry Room AND "Fit For A King" - Rear MASTER SUITE with Greenspace VIEWS & EXQUISITE Ensuite Bath - DUAL Sinks, GLASS Rainhead Shower, SOAKER Tub, In-Floor Heat & Expansive Walk-In Closet. Central A/C - Professional LOW MAINTENANCE Landscaping - Gemstone Lights - Sunny SOUTH Deck & "Basement Ceilings too. Luxury Lake Lifestyle with Area Shopping, Pathways & Calgary LARGEST Lake with 2 Swimming Beaches, Volleyball, Tennis, Boat Rentals, Gym, Fishing & more.