



**31 Mahogany Way SE  
Calgary, Alberta**

**MLS # A2321351**



**\$814,999**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,394 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Dog Run Fenced In, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Blinds, Cabinetry in primary and walk in closet, Shed

Welcome to 31 Mahogany Way SE, where an exceptional location meets a thoughtfully designed family home in one of Calgary's most sought-after lake communities. Situated just a short walk from schools, the main entrance to Mahogany along with the shops and restaurants, and the main beach at the lake, this address offers the perfect blend of convenience and lifestyle. Offering just under 2,400 square feet above grade plus a developed basement with 9' ceilings, this spacious home features a smart and functional floor plan designed for modern family living. Freshly painted throughout and finished in warm, inviting tones, you'll appreciate the combination of hardwood, tile, and carpet that creates both style and comfort. The main floor showcases a versatile front den behind French doors, currently operating as a home-based business complete with its own sink, making it ideal as an office, studio, or flex space. The heart of the home is the expansive kitchen featuring a large island with breakfast bar seating, lots of cabinetry, and a convenient walk-through pantry connecting to the mud room/garage. The adjoining dining area easily accommodates family gatherings and entertaining, while the generous living room is anchored by a cozy gas fireplace. Upstairs, you'll find four spacious bedrooms, including an impressive primary retreat complete with cabinetry in the walk-in closet and a great ensuite featuring dual vanities, a soaker tub, and a separate shower. The fully developed basement extends your living space with a huge recreation room designed for movie nights and game days, complete with a raised platform ideal for theatre-style seating. A large fifth bedroom, a full 4-piece bathroom, and excellent storage complete the lower level. Backing onto a lane, the backyard offers the perfect balance of space and practicality with a deck, grassy area, storage shed,

and a fully enclosed dog run complete with a ramp for your four-legged family members. Additional highlights include central air conditioning, an abundance of storage, and an unbeatable location that places Mahogany's schools, lake, beaches, pathways, and amenities just moments from your doorstep. This is an incredible opportunity to enjoy the lifestyle Mahogany is known for in a home designed to grow with your family.