



267 Mahogany Way SE  
Calgary, Alberta

MLS # A2322267



**\$510,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,803 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to Mahogany, where modern luxury meets everyday comfort in this beautifully designed townhome, ideally located in one of Calgary's most desirable lake communities. This bright end unit offers over 1,800 sq ft of thoughtfully designed living space across three levels, featuring 2 spacious bedrooms, 2.5 bathrooms, and a double attached garage, all perfectly positioned across from green space. Step inside to discover a sun-filled main floor with stylish laminate flooring and large west-facing windows that flood the space with natural light. The contemporary kitchen is complete with stainless steel appliances, granite countertops, rich dark cabinetry, and a large island. Just off the kitchen, enjoy a generous balcony, ideal for summer BBQs and relaxing evenings. Upstairs, you'll find two generously sized bedrooms, each offering its own private ensuite and walk-in closet, creating the perfect blend of comfort and privacy. Convenient upper-level laundry adds to the home's functional design. The double attached garage is complemented by a full driveway, providing ample parking for multiple vehicles. This home also comes with central air conditioning, keeping you comfortable during the warm summer months. As a resident of Mahogany, you'll enjoy exclusive year-round access to the private lake and an array of outstanding amenities, offering endless opportunities for recreation in every season. Located close to schools, parks, shopping, and dining, this exceptional home delivers the perfect balance of style, convenience, and community living. Don't miss your chance to own in one of Calgary's premier neighborhoods - schedule your private showing today!