



GRASSROOTS
REALTY GROUP

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109 Mahogany Place SE
Calgary, Alberta

MLS # A2322676



\$1,099,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,855 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Ceiling mounted garage shelves, all window coverings

Welcome to this exceptional 6-bedroom, fully finished walkout home tucked away on a quiet cul-de-sac in the award-winning lake community of Mahogany. Located in the desirable Mahogany Waters area, this home also includes access to a shared private lakefront dock just a short walk away. Offering over 3,900 sq. ft. of developed living space, a triple attached garage, and an ideal layout for growing families, this home combines space, comfort, and an unbeatable location. The main floor features a bright, open-concept design with hardwood flooring, a spacious living room, and an expansive kitchen complete with a large island, walk-through servery, walk-in pantry, and generous dining area that opens onto the rear deck—perfect for entertaining. A dedicated main floor office provides an ideal work-from-home space, while the mudroom offers convenient access to the triple garage. Upstairs, you'll find 4 bedrooms, including a spacious primary retreat with a large walk-in closet and luxurious 5-piece ensuite. A central bonus room creates the perfect space for movie nights or a kids' play area, while the upper-floor laundry adds everyday convenience. The fully finished walkout basement expands your living space with a massive recreation room featuring a wet bar, 2 additional bedrooms, a full bathroom, and plenty of room for guests, teenagers, or multi-generational living. Outside, enjoy a beautifully landscaped yard and all the benefits of Mahogany living, including year-round lake access, beaches, parks, playgrounds, pathways, schools, shopping, and countless nearby amenities. This is a rare opportunity to own a spacious walkout home in one of Calgary's most sought-after lake communities.