



**170 Mahogany Heights SE
Calgary, Alberta**

MLS # A2322867



\$675,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Steam Room		

Inclusions: Main Floor & Basement TV Mounts, Baby Gate, Attached Shelving in Home, Upper Garage Shelving, Tire Mount, White Storage Cabinet (Basement), Mirrors in All Bathrooms, Garage Work Bench, Attached Cameras (As-Is),

Welcome home to 170 Mahogany Heights - a place where you'll fall in love with more than just the house. Tucked on one of the most beloved cul-de-sacs in Mahogany, this is a street with a true sense of community: think a lively block party every summer, a full road closure each Halloween for over 150 trick-or-treaters, and an exclusive neighbourhood Facebook group that keeps everyone connected year-round. Step out your back alley and you're onto the bike path off Stoney Trail, with the park and west beach access to the lake just steps from your door. This is the kind of street people put down roots on and never want to leave. Stepping inside this wonderfully maintained home, you're greeted by a warm living room centred around a cozy gas fireplace, flowing easily into a spacious dining area and a bright, functional kitchen - white cabinetry, quartz countertops, stainless steel appliances with a gas stove, and a handy pantry for extra storage. Just off the main living space, a private den/office with a charming barn door offers the perfect spot to work from home. Thoughtful built-ins and feature wall nooks are tucked throughout the home, adding character at every turn. Upstairs, the primary bedroom is a true retreat, featuring high, curved vaulted ceilings, a generous walk-in closet, and a spa-like 5-piece ensuite with upgraded tile surround and non-slip tile flooring. Two additional good-sized bedrooms (one with its own walk-in closet), full 4-pc bathroom and laundry room complete this level. Downstairs, the fully finished basement offers even more room to live and relax: a cozy family room perfect for movie nights, a fourth bedroom currently set up as a home gym (with durable vinyl plank under the gym flooring), and a spa-inspired steam shower bathroom with abundant built-in storage. Outside, enjoy long summer evenings on the west-facing two-tiered

deck, complete with a gas line already in place for your BBQ. The double detached garage is a standout — fully insulated and drywalled, with high ceilings, an 8-foot garage door, a 45,000 BTU heater for year-round comfort, and no shortage of electrical outlets for projects and hobbies. Mahogany is home to Calgary's largest freshwater lake, sandy beaches, a large Beach Club, plus acres of parks and pathways. Minutes away, Westman Village offers Sobeys, Chairman's Steakhouse, Diner Deluxe, Analog Coffee, a pharmacy, and more. Nearby amenities also include Walmart, Home Depot, Canadian Tire, Best Buy, and dozens of restaurants, with South Health Campus close by too. Stoney Trail and Deerfoot Trail make getting downtown, to the airport, or anywhere in the city effortless — lakeside charm meets everyday convenience. This is more than a house for sale — it's an invitation to join one of Mahogany's most welcoming streets. Come see it for yourself, and fall in love with the whole package: home and neighbourhood alike.