



GRASSROOTS
REALTY GROUP

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46 Mahogany Passage SE
Calgary, Alberta

MLS # A2328696



\$899,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,461 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	N/A		

\$\$\$ BASEMENT LEGAL SUITE WITH SIDE SEPERATE ENTRANCES\$\$\$ Excellent opportunity to own this exceptional family home offering over 3,430 sq. ft. of total developed living space, including a fully legal secondary suite, in the award-winning lake community of Mahogany—just steps from the lake, schools, and a convenient school bus stop. Freshly painted throughout, professionally cleaned, and with carpets freshly shampooed, this move-in-ready home combines luxury, comfort, and outstanding investment potential. The welcoming main floor showcases a spacious great room centered around a stunning stone-faced gas fireplace with a mantel, creating the perfect gathering space for family and friends. The bright dining area opens onto a large rear deck, ideal for summer BBQs and outdoor entertaining. The chef-inspired kitchen is beautifully appointed with a walk-thru pantry, a large central island with a flush eating bar, premium stainless steel appliances including a gas stove, abundant cabinetry, and elegant finishes. Rich hardwood flooring and 9-foot ceilings enhance the open-concept layout, while a convenient mudroom and 2-piece powder room complete the main level. Upstairs, the luxurious primary retreat features an impressive 10-foot ceiling, a spacious walk-in closet, and a spa-inspired 5-piece ensuite with dual granite vanities, a deep soaker tub, and a separate glass shower. The upper level also offers a generous bonus room, two additional spacious bedrooms, a full 4-piece bathroom, and a conveniently located laundry room. Adding tremendous value is the fully legal secondary suite with its own private entrance, making it ideal for extended family or generating rental income. The suite (legal) includes a spacious family/recreation room, kitchenette, one bedroom, a 4-piece bathroom, and additional storage space. Located in one

of Calgary's most desirable lake communities, this outstanding home offers year-round access to Mahogany's private lake, sandy beaches, parks, playgrounds, walking pathways, and water park. You'll also appreciate the close proximity to schools, shopping, restaurants, South Health Campus, and major roadways for easy commuting. This exceptional property perfectly combines luxury living with income potential and is truly a must-see!