



GRASSROOTS
REALTY GROUP

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174 Mahogany Heights SE
Calgary, Alberta

MLS # A2329103



\$650,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,704 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: All Existing Window Coverings (except the children's curtains), Basement fridge, Deep Freeze

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY JULY 25TH AND SUNDAY JULY 26TH FROM 11AM-2PM**** Welcome to this beautifully updated, move-in-ready home tucked away on a quiet cul-de-sac in the award-winning lake community of Mahogany! Offering over three levels of finished living space, thoughtful upgrades throughout, and an unbeatable family-friendly location, this home is the complete package. Step inside to a bright, open-concept main floor featuring newer luxury vinyl plank flooring, fresh paint throughout, and a warm, inviting living room highlighted by a stunning marble fireplace. A dedicated front office provides the perfect work-from-home space, while the beautifully refreshed kitchen showcases freshly painted cabinetry, granite countertops, a large centre island with seating, subway tile backsplash, a gas range, ample storage, and all-new stainless steel appliances. The spacious dining area is ideal for family meals and entertaining, while functional front and rear mudrooms offer built-in benches, shelving, and hooks to keep everyday life organized. A convenient 2-piece powder room completes the main level. Upstairs, you'll find a spacious primary retreat with a walk-in closet and private ensuite, along with two additional generously sized bedrooms, a full 4-piece bathroom, and the convenience of upper-level laundry. The fully finished basement offers incredible flexibility with a large recreation room, a fourth bedroom, and a full bathroom—perfect for guests, teens, or a growing family. Outside, enjoy your sunny southwest-facing backyard featuring a raised deck, low-maintenance pet-friendly turf, and a detached double garage. The recently paved rear alley extends all the way to the garage, providing a clean, smooth approach and added convenience. Just down the alley you'll find a designated dog walking area, while

the sought-after West Beach entrance is only a couple of minutes away on foot, making it easy to enjoy Mahogany's incredible lake lifestyle whenever you choose. Additional upgrades provide exceptional value and peace of mind, including a brand-new furnace, all-new appliances including the washer and dryer, freshly painted kitchen cabinetry, energy-efficient solar panels, recently upgraded attic insulation for improved energy efficiency, and Gemstone permanent exterior lighting for year-round curb appeal. Located just steps from a neighbourhood park and only a few blocks from schools, shopping, restaurants, grocery stores, and scenic walking paths, this exceptional home combines modern updates with one of Calgary's most sought-after lake communities. Simply move in and start enjoying everything Mahogany has to offer!